

Background Information

GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date	10/14/2020	Department	Code Enforcement
Agenda Item	4.d Second Read and Possible Approval of Proposed An	nendments to the Lan	d Use Code Multifamily Density for the Shoreland (SL) District
Est. Cost	n/a		

Attached is a proposed amendment to the Land Use Code. The Table of Land Use allows multifamily housing in the Shoreland District but in the Dimensional Table there is no multifamily density requirement just an 'n/a'. If this is an allowed use then there needs to be a density requirement. The Ordinance Review Committee proposed inserting a requirement of 60,000 sq. ft. per dwelling unit.

Requested Action	'I move to adopt the proposed amendment to the Land Use Code: Multifamily Density for the Shoreland (SL) District and to waive publication of the ordinance in the newspaper as allowed by City Charter Article II, Section 9.'
City Manager and/or Finance Review	The City Manager recommends the above action.
Council Vote/ Action Taken	
Departmental Follow-Up	City must update the ordinance and website on effective date (10 days after approval). City Clerk must publish ad per Charter Article II Section 9 unless waived.

City	1 st Reading 09/16/2020 2 nd Reading 10/14/2020	Advertised 09/09/2020 Advertised 10/29/2020 w/in 15 Days	11/13/2020
	Final to Dept	Updated Book	Online

To: City Council

From: Ordinance Review Committee Subject: Multifamily Density in SL District

Date: February 20, 2020

A while ago staff noticed an error in the Land Use Code. The Table of Land Uses allows multifamily housing in, the SL District but in the Dimensional Table there is no multifamily density requirement just an "n/a". If multifamily housing is allowed in the SL District there needs to be a density requirement. The Ordinance Review Committee proposed inserting a requirement of 60,000 square feet per dwelling unit to be compatible with the lot size for single-family homes. The Planning Board held a public hearing on the proposed change and has sent it along to the Council. Attached is the proposed amendment to the dimensional table in the code.

Proposed Amendment to the Land Use Code Multifamily Density for the Shoreland (SL) District

Proposed additions to the Code are shown in <u>underlined</u>; proposed deletions are struck out.

Amend Section 7.7 Dimensional Requirements in Section 7 of the Land Use Code so that the dimensional requirements for the SL (Shoreland) Zone read as follows:

7.7 Dimensional Requirements

Lots in all districts shall meet or exceed the following minimum requirements except for lots located in an open space subdivision approved and developed in accordance with the provisions of 10.23 Open Space Design.

Legend

The legend in the left-hand column identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IΤ	Intown Commercial	CPD	Cobbossee Planned Development

District	Min. Lot with Sewer Sq. Ft. 19	Min. Lot w/o Sewer Sq. Ft ¹⁹	Min. Road Front Feet ¹⁹	Min. Shore Front Feet ¹	Min. Road Set- Back Feet ^{2.} 18, &20	Max. Road Set- Back Feet ¹¹	Min. Side Set- Back Feet ²⁰	Min. Rear Set- Back Feet ²⁰	Min. Shore Set- Back Feet ²⁰	Max. Hght. Feet	Max. Lot Cov.	Multi- Family Density Sq. Ft.
SL	60,000	60,000	200	200	75/100	NA	25	25	100	35	20%	60,000 n/a