

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.

August 17, 2020

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

Proposed additions to the Code are shown in underlined;
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
IT	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%	60,000n/a