



GARDINER CITY COUNCIL  
 AGENDA ITEM INFORMATION SHEET



<b>Meeting Date</b>	09/16/2020	<b>Department</b>	Code Enforcement
<b>Agenda Item</b>	4.f First Read of Proposed Amendment to the Land Use Code Multifamily Density for the Shoreland (SL) District		
<b>Est. Cost</b>	n/a		

Background Information

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.

There will be a second read and possible adoption at the 10/14/2020 Council Meeting.

<b>Requested Action</b>	n/a
<b>City Manager and/or Finance Review</b>	n/a
<b>Council Vote/ Action Taken</b>	
<b>Departmental Follow-Up</b>	

<b>City Clerk Use Only</b>	1 <sup>st</sup> Reading <u>09/16/2020</u>	Advertised <u>09/09/2020</u>	<b>EFFECTIVE DATE</b> <u>10/24/2020</u>
	2 <sup>nd</sup> Reading <u>10/14/2020</u>	Advertised <u>10/29/2020</u> w/in 15 Days	
	Final to Dept <u></u>	Updated Book <u></u>	Online <u></u>

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 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. <sup>19</sup>	Min. Lot w/o Sewer Sq. Ft. <sup>19</sup>	Min. Road Front Feet <sup>19</sup>	Min. Shore Front Feet <sup>1</sup>	Min. Road Set-Back Feet <sup>2-18, &amp;20</sup>	Max. Road Set-Back Feet <sup>11</sup>	Min. Side Set-Back Feet <sup>20</sup>	Min. Rear Set-Back Feet <sup>20</sup>	Min. Shore Set-Back Feet <sup>20</sup>	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%	<del>60,000</del> <sup>n/a</sup>