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## Multiple Principal Structures on One Lot

Per Zoning Chapter 225-17(C)

In zoning terms, a principal structure is the structure in which the principal use is conducted; the principal use is the primary use to which the structure is devoted and the main purpose for which the structure exists. The principal structure may contain more than one use, only one of which may be the principal use. A list of allowed principal uses can be found in the Table of Use Regulations located at the end of zoning chapter 225, any use that is not principal is termed an Accessory Use. An example of a principal/accessory situation would be a house or business (principal) with a detached garage, shed etc. (accessory).

In accordance with zoning chapter 225-17(C):

“Relationship of buildings to lot: Except for lots and buildings located in a planned commercial development or planned mixed-use development, no more than one principal structure, excluding accessory structures, may be constructed or moved onto any one lot of land unless that lot *could* be subdivided so that each such principal structure and accessory structures thereto would be on a subdivided lot which in all respects would conform to the minimum dimensional requirements for the use in the particular zone where situated. Buildings and lots in a planned commercial development shall comply with the requirements of § [225-60.4E](#). Buildings and lots in a planned mixed-use development shall comply with the approved master plan for the development in accordance with the requirements of § [225-60.7](#).”

This simply means that multiple principal structures can be placed on a single lot if it can be shown that the structures and lots would be conforming to the zoning space/bulk requirements in effect at the time of the proposal. A detailed site plan indicating these dimensional requirements will be required in order for the Town to approve the proposal. Please contact the Codes office if you have any questions.

If the project consists of multiple dwelling units on the same lot, see 225-50; this section maintains density standards but does not require setbacks between the units.