



Town of Topsham, Maine  
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## Density

Density in terms of the Zoning Ordinance is minimum lot size required for the principle building or lot/site size required where no building is present. Unless stated as mandatory, the density provisions are options and it is the applicant's responsibility to choose the option path suitable to their project. If you have questions please be specific to one of the options, otherwise if asked the general question "How many units can be placed on lot X?", the Zoning Officer reply will be based on the requirements of 225-17A, 17B, and 17C only. Many of the density options are listed below, for details please see Ordinance Chapter 225 found at:

<http://ecode360.com/9086675>

1. § 225-17A General dimensional requirements
2. § 225-17B Two Family Dwellings
3. § 225-17C Principal Structure
4. § 225-17D Common Plan Developments
5. § 225-17-H Large Lot Subdivision
6. § 225-17-I Rural Open Space Subdivision
7. § 225-19 Shoreland Zoning, specifically section 15. (**Mandatory** in SZ areas)
8. § 225-20.1 Development Transfer Overlay Zone (DTO District, also see § 225-60.15)
9. § 225-42 Campgrounds and tenting grounds
10. § 225-43 Open Space subdivision
11. § 225-48 Manufactured housing and mobile home parks; standards for siting
12. § 225-50 Apartment buildings and multifamily developments
13. § 225-50.1 Elderly housing
14. § 225-54 Renting rooms and apartments: An accessory unit does not add to density
15. § 225-56 Agricultural land conservation and development standards
16. § 225-60 MUL Zone Additional Requirements
17. § 225-60.2 Planned Residential Development
18. § 225-60.4 Planned Commercial Development
19. § 225-60.6 Affordable housing developments
20. § 225-60.7 Planned Mixed Use Development
21. Mixed Use Building: A Density of "1" is assigned regardless of the unit count