



Town of Topsham, Maine
100 Main Street
Topsham, Maine 04086
www.topshammaine.com
Codes Enforcement Office
PH (207) 725-1723/ FX (207)725-1737

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 Aquifer Protection Overlay District
9. § 225-20.1 Development Transfer Overlay Zone (DTO District, also see § 225-60.15)
10. § 225-42 Campgrounds and tenting grounds
11. § 225-43 Open Space subdivision
 - a. **Mandatory:** Residential subdivisions proposed to be located on open fields or pasture (whether or not they are actively used) shall be designed in accordance with the clustering approach described in §225-43 (see Table of Dimensional Requirements note "C")
12. § 225-48 Manufactured housing and mobile home parks; standards for siting
13. § 225-50 Apartment buildings and multifamily developments
14. § 225-50.1 Elderly housing
15. § 225-54 Renting rooms and apartments (these are an *accessory use* to a single family dwelling and do not add to the unit count)
16. § 225-56 Agricultural land conservation and development standards
17. § 225-60 MUL Zone Additional Requirements
18. § 225-60.2 Planned Residential Development
19. § 225-60.4 Planned Commercial Development
20. § 225-60.6 Affordable housing developments
21. § 225-60.7 Planned Mixed Use Development