

An Ordinance to amend the Town Code, Chapter 225-50, Apartment buildings and multifamily developments – to amend the section to correct omissions and errors.

(additions are underlined; deletions are struck through)

§ 225-50 Apartment buildings and multifamily developments. [Amended 5-21-1997 STM, Art. 42; 5-19-1999 STM, Art. 13]

- A. All proposals to construct apartment buildings and multifamily developments shall be in conformance with the general performance standards of Article VII, Chapter 191 Subdivision of Land, Chapter 175 Site Plan and the design requirements listed below. Apartment buildings and multifamily housing, including dwelling units within a mixed-use building, that are part of a planned mixed-use development shall be exempt from the requirements of § 225-50, provided that they are served by public water and public sewerage and are consistent with the approved master plan for the development. **[Amended 5-24-2007 STM, Art. 15]**
- B. Applications for approval shall include a map of the area; dimensions, boundaries and principal elevations of the land for which approval is sought; the names of all property owners within 200 feet of the proposed site, as found on the most recent tax list; building layout and general construction plans; a site plan of all driveways and parking areas proposed to be constructed; and other information which addresses all appropriate performance standards and design requirements and all appropriate factors to be considered in evaluating proposals.
- C. Design requirements.
- (1) Density. The net residential density shall not exceed the density required for single-family dwellings in the zone or district in which the apartment buildings or multifamily development is proposed, except ~~in the LV, VC and LI Zones in accordance with § 225-50C(1)(i). that:~~ **[Amended 5-17-2000 STM, Art. 6; 11-13-2008 STM, Art. 8; 5-20-2009 STM, Art. 15]**
- (a) Any dwelling in the R-1 Zone existing prior to enactment of this chapter shall require 10,000 square feet for the first unit plus 2,000 square feet for each additional unit.
- (b) New multifamily developments built on lots vacated by the demolition of a single-family dwelling which existed prior to the enactment of this chapter shall not exceed the density required for single-family dwellings in the zone, except in the LV, VC and LI Zones in accordance with § 225-50C(1)(i).
- (c) New multifamily dwellings built in the R-1 Zone and connected to public sewer and water shall require 30,000 square feet of usable land for each two dwelling units.
- (d) New multifamily dwellings built in the R-2 Zone and connected to public sewer and water shall require 40,000 square feet of usable land for each two dwelling units.
- (e) New multifamily dwellings or apartments built in the Mixed Use Limited (MUL) Zone and connected to public sewer and water must have a minimum of 12,500 square feet of lot for each dwelling unit.
- (f) New multifamily dwellings built in the CC, RCU, MUC, LV, MV, VC, and LI Zones shall be connected to public sewer and water and shall have a minimum lot area of at least the minimum lot size for the first unit plus 1/2 of the minimum lot size of usable land for each additional unit.
- (g) ~~New multifamily developments of more than eight dwelling units must be designed according to the~~

~~cluster principles as found in this chapter or as a planned development if planned developments are permitted in the zone.~~

- (h) New multifamily developments located in the R4 Zone shall be connected to public sewer and water and shall be allowed at the density specified in the Topsham Annex Reuse Master Plan, in the areas so identified. In those areas of the R4 not included in the Topsham Annex Reuse Master Plan, new multifamily dwellings may be constructed at a density of four (4) units per acre.
- (i) In the LV, VC and LI Zones, the first two dwelling units do not count towards the maximum density calculations in mixed-use developments. Each additional unit shall have 1/4 the minimum lot size for the zone and shall meet all other applicable dimensional and performance standards.