

ZONING

225 Attachment 2

Town of Topsham

Table of Dimensional Requirements

[Amended 7-31-2000 STM, Art. 5; 5-16-2001 STM, Art. 28; 5-20-2004 STM, Art. 18; 9-8-2005 STM, Art. 3; 5-24-2006 STM, Art. 15; 5-24-2007 STM, Art. 15; 11-13-2008 STM, Art. 8; 5-20-2009 STM, Art. 15; 5-19-2010 STM, Art. 13; 5-16-2012 STM, Art. 11; 5-18-2016 STM, Art. 12; 5-17-2017 STM, Art. 11; 5-30-2023 STM by Art. 11; 5-30-2023 STM by Art. 12]

Requirements	R-1	R-2	R-3 ²³	CC	R4 ²⁸	RCU	MUL	MUC	MUC-1	BP2	BP ¹⁰	CC196	LV	MV	VC	LI	I	R2B	
Minimum lot size (sf)	20	30	1.5 acres	20	10	30	30 ¹	20	30	10	10	10 ¹¹	7.5	15	10	20 ²²	40	3,000	
Minimum frontage	100	125	150	100	75	200	200 ¹	100	100	50 ⁶	50 ⁶	100 ¹²	50	100	50	100 ¹⁷	200	125 ²⁴	
Maximum frontage																		35	200
Minimum front setback	20	25	75	25	10	80 ⁴	20	25 ³⁰	25	15	25 ⁷	25	10 ^{15,30}	25 ³⁰	10 ^{15,30}	25 ^{18,19}	100	35	
Maximum front setback					25 ²⁶								15 ¹⁵		25 ¹²				
Minimum side setback	10	15	35	15 ³	10	30 ⁴	20 ¹	15 ⁴	15 ⁴	15 ¹⁵	15 ^{7,8,9}	15 ¹³	10 ¹⁵	15	10 ¹⁵	15 ¹⁵	25	25	
Minimum rear setback	25	25	50	25 ³	10	30 ⁴	20 ¹	25 ³	25 ³	15	15 ^{7,8,9}	15 ¹³	25 ³	25	25	25	40	25 ²⁵	
Maximum building height	35	35	35	45 ²⁷	45	35	50 ²⁷	45 ²⁷	45 ²⁷	35 ²⁷	50 ²⁹	45 ²⁹	45 ²⁷	35	45 ²⁷	45 ²⁷	50	35	
Minimum building height												35 ²¹	25 ²¹	35 ²¹					
Maximum structure height	75 ⁵	75 ⁵	150 ⁵	75 ⁵	75 ⁵	100 ⁵	75 ^{1,5}	100 ⁵	60	60	60	60	75 ⁵	75 ⁵	75 ⁵	75 ⁵	150 ⁵	75 ⁵	
Maximum building footprint (sf) <u>per building</u>													15.0	5.0	15.0	70 ³⁰			
Minimum building footprint (sf)													2.5	1.0	2.5	2.0 ²⁰			
Minimum landscape (open space ratio)	0.2⁶	0.2⁶	0.6	0.2	0.2⁴	0.3	0.3⁴	0.2	0.2	0.3	0.2	0.2	0.1	0.4⁴	0.1	0.2	0.1	0.2⁶	
Floor area ratio	0.4	0.2	0.1	0.5	0.6	0.4	0.4⁴	0.5	0.5	1.0	1.0	0.5	0.6¹⁶	0.4	0.6¹⁶	1.0	1.0		
Maximum Impervious Coverage %	60	40	15²⁹	80	60	60	40	85	80	80	80	80	85	65	80	80	90	40	

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All dimensions are feet or square feet (sf) unless otherwise noted. Minimum and maximum building footprints and lot sizes are in thousands of square feet. Superscript numbers refer to the following footnotes.

NOTES:

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- A. The front setback may be reduced to the average of the front setbacks of existing structures on adjacent properties, however the front setback may not exceed the maximum allowable setback as specified in the Table of Dimensional Requirements.
- B. Buildings and structures which are separated by less than 30 feet from abutting property buildings and structures or are less than 15 feet from a property line are recommended to utilize fire rated construction.
- C. 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.
- D. Individual dwelling units shall have a minimum of 500 square feet of living space. Accessory dwelling units shall also have a minimum of 500 square feet of living space.
- E. No building may be erected on any lot which does not abut a public way or a private way with the minimum length of frontage required for the particular zone. Any private way must connect directly to a public way.
- F. Refer to overlay zone and specific use regulations for lot sizes which may pertain within those zones or for specific uses.
- G. The dimensional requirements set forth in this § 225-17 shall not be applicable to any common plan development (§ 225-17D below) located within a commercial zone.
- H. Within the MUC-1 District, a vegetated buffer must be maintained along the boundary with a residential zone in accordance with the buffer requirements of § 225-60.7 or § 225-60.8, whichever is applicable.

FOOTNOTES:

- ¹ Residential development located in a subdivision approved by the Planning Board prior to April 1, 1999, may be amended and developed, without a variance or waiver, based on the dimensional requirements existing at the time of the original Planning Board approval of the subdivision, provided that building permits for the construction are issued by December 31, 2004.
- ² No parking shall be allowed in the front setback.
- ³ Parking and drives shall be a minimum of 10 feet from property line except that parking and drives may not be located within a side or rear setback adjacent to a parcel in residential use.
- ⁴ No parking shall be allowed in the setback in this district.
- ⁵ Structures that have roofs or other means of overhead protection from the weather are subject to the same height limits as for buildings in this zone.
- ⁶ ~~Minimum landscape (open space ratio) will be 0.4 for clubs. (Reserved)~~
- ⁷ No lot in the BP Zone may have its required frontage on Route 196.
- ⁸ Any building or structure shall be set back a minimum of 75 feet from the edge of the paved travelway of Route 196.
- ⁹ Any building or structure other than public utility facilities shall be set back a minimum of 75 feet from the property line of the Interstate 295 right-of-way.

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- ¹⁰ Any building or structure shall be set back a minimum of 75 feet from the boundary of the BP Zone if the abutting zone is a residential zone, or from the property line of a parcel that is in residential use in any other zone. If any portion of this required setback from the zone boundary or residential property is located within a utility easement, road right-of-way, or other legally restricted area that limits its value as a buffer, the size of the required setback shall be increased by the width of easement, right-of-way, or other restriction.
- ¹¹ All required front yard, side yard, and rear yard setbacks, including required setbacks from Route 196, I-295, the boundary of the BP Zone, and adjacent residential properties, must be maintained as naturally vegetated and/or landscaped open space except for access drives that cross the setback from the adjacent street. No parking, service, or storage facilities may be located within the required setbacks.
- ¹² The required minimum lot size shall be 20,000 square feet for single-family dwellings that are not connected to the public sewer system.
- ¹³ The minimum frontage shall be 50 feet for lots that do not front on or have vehicle access to Route 196.
- ¹⁴ The required setback shall be increased to 25 feet for new nonresidential buildings or structures that abut a residential use.
- ¹⁵ ~~Maximum setback does not apply to additional buildings if the massing of the initial building meets the setback; consideration shall be given to building siting.~~ Front and side zero-foot lot line developments are allowed with conditional review by the Planning Board. If the zero-foot setback fronts a public right-of-way, a twelve-foot wide streetscape consisting of, containing at a minimum, a six-foot wide sidewalk and a three-foot wide esplanade within the public right-of-way is required; a five-foot wide sidewalk is required.
- ¹⁶ ~~If a new building or renovation of an existing building includes two residential units or more on the second floor, the floor area ratio can be increased to 0.8. (Reserved)~~
- ¹⁷ In the LI Zone, lots fronting on Route 201 shall have a minimum of 100 linear feet of frontage. Lots without frontage on Route 201 shall have a minimum of 200 linear feet of frontage.
- ¹⁸ In the LI Zone, when a parcel includes Route 201 frontage, this frontage shall be the front property line and from which the front setback is measured.
- ¹⁹ Near-field buildings placed between Route 201 and larger buildings setback a minimum of 150 feet from the front property line shall have a maximum setback of 25 feet and a minimum setback of 10 feet.
- ²⁰ Freestanding buildings directly fronting Route 201 shall not exceed 30,000 square feet and shall require conditional Planning Board review. Freestanding buildings directly fronting Route 201 exceeding 30,000 square feet shall be placed behind near-field buildings meeting the minimum building footprint for the zone. Minimum building footprints are only applicable to buildings fronting Route 201.
- ²¹ Only applies to buildings directly fronting Route 201.
- ²² Lots fronting on Route 201 shall have a minimum lot size of 10,000 square feet.
- ²³ A property owner or applicant may choose to develop a subdivision in the R-3 District in one of the following three ways or a combination thereof:
- (a) As a conventional subdivision which conforms to the requirements for the R-3 District as set out in the Table of Dimensional Requirements; or
 - (b) As a large-lot subdivision meeting the requirements set forth in Subsection H; or

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(c) As an open space subdivision meeting the requirements set forth in Subsection I.

²⁴ For any nonresidential use, frontage must be increased by 25 feet.

²⁵ For any nonresidential use, the rear setback is increased to 50 feet, where existing vegetation within the rear 35 foot setback is maintained and supplemented with three rows of six foot minimum height trees 10 feet to 15 feet on center.

²⁶ Twenty-five foot maximum setback shall only apply to residential uses within the R4 Zoning District.

²⁷ Where a ground-level or below-grade parking area resides within the building footprint, 15 feet of height may be added to the maximum building height.

²⁸ Housing developments in the R4 Zone shall achieve a standard of 10% of all units being classified as affordable. Affordable housing units shall meet the development standards in § 225-60.6D(1) through (4), including qualified buyers/renters, non-segregation, design, and maintenance of affordability.

²⁹ Permitted civic uses on lots under 6 acres may not exceed 40% impervious or 39,204 sq ft whichever is less.

³⁰ Where the area from the back of curb or the edge of pavement to the lot line is less than 12 feet, a streetscape easement must be provided on the private lot to expand the area to at least 12 feet. The minimum setback for the building must be measured from the easement edge, at least 12 feet off the back of curb/edge of pavement.

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