

§ 225-50 Multifamily dwelling dimensional requirements.

[Amended 5-21-1997 STM, Art. 42; 5-19-1999 STM, Art. 13; 5-17-2000 STM, Art. 6; 5-24-2007 STM, Art. 15; 11-13-2008 STM, Art. 8; 5-20-2009 STM, Art. 15; 5-17-2017 STM, Art. 13; 5-16-2018 STM, Art. 10; 5-25-2022STM by Art. 10]

- A. Purpose: It is the purpose of this section to provide for multiple-family dwelling structures which are in the moderate to higher density range in centrally located areas near supporting transportation facilities, utility infrastructure and commercial facilities, in areas adjoining institutional or employment centers, and in locations which are suitable and appropriate when taking into consideration existing conditions, sustainable development practices, and including present use of land and future land use needs.
- B. All proposals to construct multifamily dwellings shall be in conformance with the general performance standards of Article VII, Chapter 191, Subdivision of Land, and/or Chapter 175, Site Plan Review, and the design requirements listed below. Multifamily dwellings within a mixed-use building shall be exempt from the requirements of § 225-50, provided that they are served by public water and public sewerage.

C. Design requirements.

(1) Density. The residential density shall not exceed the density required for single-family dwellings in the zone or district in which the multifamily dwellings are proposed except that:

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(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.

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(b) (Reserved)

(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 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, 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 dwellings built in the MUC Zone shall have a maximum density of 18 units per acre.

(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. E~~the first unit shall adhere to the minimum lot size and each additional unit shall have 1/4 the minimum lot size for the zone and shall

meet all other applicable dimensional and performance standards. In addition, multi-family developments in these zones shall be eligible for two bonus-density units.

(j) In the VC Zone, the first two dwelling units do not count towards the maximum density calculations in mixed-use developments. Each the first unit shall adhere to the minimum lot size and each additional unit shall have 1/12 the minimum lot size for the zone and shall meet all other applicable dimensional and performance standards.

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(2) All dwellings in a multifamily dwelling shall be connected to the Brunswick & Topsham Water District public water system, at no expense to the Town, unless the applicant can demonstrate that a suitable on-site water supply is available. The applicant shall demonstrate by a signed letter from an authorized representative of the water district that an adequate water supply can be provided to the development at an adequate pressure for firefighting purposes.

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(3) If the public water supply is to be utilized, fire hydrants shall be located so that they are not more than 300 feet from any building, as hose is laid on the street.

(4) All residential buildings shall be connected to a public sewer system unless the applicant can demonstrate that soils are suitable for individual subsurface wastewater disposal. If the public sewer system is to be utilized, the applicant shall submit a letter from the Superintendent of the Topsham Sewer District to the reviewing authority indicating that service is available and the sewage from the development can be adequately treated.

(5) It shall be the responsibility of the owner to provide for rubbish disposal, snow removal and site maintenance. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six feet in height.

(6) Stormwater management and surface drainage systems shall be designed in accordance with § 225-34, Stormwater management.

(7) Access, circulation and parking.

(a) The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points, with respect to sight distances, intersections, schools and other traffic generators. All corner lots shall be kept clear from visual obstructions higher than three feet above ground level, for a distance of 25 feet, measured along the intersecting street lines.

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(b) The proposed development shall not have an unreasonable adverse impact on the public road system and shall assure safe interior circulation within its site by separating pedestrian and vehicular traffic and by providing adequate parking and turnaround areas.

(c) All developments containing 15 or more dwelling units may be required by the Planning Board to have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.