

EXHIBIT 4
Homestead Acres
Contract Zone Agreement

Except as set forth below, the project will comply with the applicable provisions of:

- 1. The Village Mixed Use Zoning District;*
- 2. The Zoning and Site Plan Review Ordinance;*
- 3. The Subdivision Ordinance; and*
- 4. Other Town Ordinances and codes.:*

Area Dimensional and Design Criteria. The following criteria shall apply:

Residential Lots:

Minimum Lot Width	50 feet
Minimum setbacks for residential lots:	
Front	10 feet
Side	8 feet
Minimum Net Residential Area Per Lot	0 sf

Retail/Commercial Lots:

Minimum setbacks for Retail/Commercial lots:	
Front	0 feet
Maximum setbacks for Retail/Commercial lots:	
Front	20 feet

If a building within the Retail/Commercial area also has a residence within it the Retail/Commercial setbacks shown above will apply.

Maximum building height	3 stories (45 feet)
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Wetlands setback

25-foot structural setback from wetlands greater than 4,000 square feet in size.

Building Separation

There shall be no building separation requirement in the contract zone.

Rate of Residential Growth. The following criteria shall apply:

- A. Any house sold to a single person who is 55 or older or to a family with at least one member who is 55 or older shall be exempt from the requirement of a growth permit. Should an existing house built on speculation that has already obtained a growth permit be sold to a single person who is 55 or older or to a family with at least one member who is 55 or older, that growth permit shall be transferable and not counted toward the Town’s annual growth cap in effect at that time.
- B. A minimum of 32 single family houses within the subdivision shall be considered “Entry Level Housing” and shall be originally sold at a price of no more than that considered as affordable under Sec. 19-69-d-4 (calculated by Maine State Housing Authority at \$280,000.00 in 2016). It is anticipated that amount will increase over the life of the subdivision. A deed restriction shall limit any subsequent sale to the original sale price for a period of three years from the date of the original sale.

Street Design Standards:

Minimum Distance between Intersections on the same side:	200 feet
Minimum Distance between Intersections on the opposite side:	200 feet
Collector Street Minimum Pavement Width:	24 feet
Subcollector Street Minimum Pavement Width:	24 feet
Local Street Minimum Pavement Width:	22 feet
Minimum Right-of-Way Width (Collector/ Subcollector):	50 feet
Minimum Right-of-Way Width (Local/ Minor Local):	40 feet
Minimum Centerline Radius (Collector/ Subcollector):	150 feet
Minimum Tangent between curves of reverse alignment:	75 feet
Sidewalk Width:	5 feet
Roundabouts to be allowed as shown on Exhibit 5	