

OPTION B

This document is the same as Option A with the addition of a retroactivity clause that specifies the effective date of these amendments.

It outlines proposed amendments to Residential A (RA) zoning district that modifies the dimensional requirements for this district.

The proposed amendments increase minimum lot size, lot width, maximum residential density, setback, and minimum net residential are per dwelling unit per lot requirements.

The dimensional amendments are the same as the 2/28/2019 proposal from the Long-Range Planning Advisory Committee (LPAC+), option A.

Sec. 19-8 Residential A District (RA)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi family	15,000 <u>60,000</u> ¹	100 <u>200</u> ¹	--	10,000	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two family	10,000 <u>40,000</u> ¹	50 <u>150</u> ¹	--	10,000	--
Single Family Detached & Other Uses	10,000 <u>15,000</u> ¹	50 <u>110</u> ¹	--	10,000 <u>15,000</u> ¹	--
Minimum Setbacks In Feet					
	Front Setback	Side Setback	Rear Setback		
Single Family, Detached, Two family, Multi family, and Other Uses	10	10 <u>20</u> ¹	30		
Two family ¹	10 <u>20</u> ¹	10 <u>35</u> ¹	30 <u>40</u> ¹		
Cemeteries; Day Care Centers, Private Clubs, Private Schools, Multi family ¹	50	50	50		
Congregate Housing, Health Institute, Churches	100	100	100		

¹ Notwithstanding the provisions of 1 M.R.S §302, the amendments passed in Ordinance No. _____ (effective _____, 2019) shall apply retroactively and shall govern any and all actions, proceedings, and applications pending on or at any time after April 8, 2019 to the extent permitted by law.

Sec. 19-64.2 Minimum Net Residential Area Per Lot [Adopted 8/26/96] [Amended 7/24/2000; 12/22/05; 1/24/11; 3/14/11;7/11/2011; 3/27/16; 7/11/2016; 11/14/16,]

Any residential lot created after August 26, 1996 must meet the following lot area requirements:

A. After deducting land that falls within the categories in Section 19-64.1.b through f, the lot area equals at least the following square footage per dwelling unit:

- 1. RA - ~~5,000~~ 10,000 ¹
- 2. RB - 10,000
- 3. RC - 30,000
- 4. RD - 15,000
- 5. Highland Lake - 20,000
- 6. FF - 40,000
- 7. VMU - with sewer 5,000, without sewer 10,000
- 8. MUC - with sewer 7,500, without sewer 15,000

¹Notwithstanding the provisions of 1 M.R.S §302, the amendments passed in Ordinance No. _____ (effective _____, 2019) shall apply retroactively and shall govern any and all actions, proceedings, and applications pending on or at any time after April 8, 2019 to the extent permitted by law.

Sec. 19-82 Vacant Lots.

A nonconforming single vacant lot outside of the WVOD, and not adjoined by another vacant lot in common ownership, may be built upon subject to the lot coverage and setback requirements of this Ordinance for the district where located, provided that the owner can demonstrate that there is reasonable access to the site by emergency vehicles. For purposes of this Section 19-82, the term “vacant lot” shall mean a nonconforming lot that was vacant on and has remained vacant since the date the lot became nonconforming. ¹ effective date of this Zoning Ordinance in 1965. [Amended 10/25/04; 7/24/06; 5/30/12]

Within the WVOD, a nonconforming single vacant lot not adjoined by another vacant lot in common ownership, may be built upon subject to the lot coverage and setback requirements of this Ordinance for the district where located, provided that the owner can demonstrate that there is reasonable access to the site by emergency vehicles and provided that that owner has conditional use approval from the Board of Zoning Appeals. For purposes of this Section 19-82, the term “vacant lot” shall mean a nonconforming lot that was vacant on and has remained vacant since the date the lot became nonconforming. ¹ effective date of this Zoning Ordinance in 1965. [Adopted 5/30/12]

¹Notwithstanding the provisions of 1 M.R.S §302, the amendments passed in Ordinance No. _____ (effective _____, 2019) shall apply retroactively and shall govern any and all actions, proceedings, and applications pending on or at any time after April 8, 2019 to the extent permitted by law.