

611 Multi-Family Dwelling

The construction of any new multi-family dwelling or the conversion of an existing single-family or two-family dwelling into a multi-family dwelling shall be done in accordance with the following standards:

1. Multi-family dwellings in developed areas shall retain and respect the existing streetscape and character of the neighborhood. This shall include the size and massing of structures, the relationship of buildings to the street and the use and treatment of front yard areas.
2. For new construction, utilities shall either be placed underground or, if above the ground, designed so as to be visually compatible with the overall development.
3. All required yard area shall be retained as open, landscaped areas which are not occupied by buildings, structures, parking lots, storage or similar uses. Access roads or drives and sidewalks may be located to allow vehicular and pedestrian traffic to cross yard areas.
4. A buffer shall be established between the multi-family housing and any abutting single-family or two-family dwellings. The buffering shall be sufficient to minimize any kind of potential nuisance, such as, but not limited to, headlights, noise, storage areas or waste collection and disposal areas. The buffering shall consist of landscaping, fencing, grading or a combination of features.
5. All private access roads shall be located within a 50-foot dedicated right-of-way. No off-street parking shall be located within this right-of-way.
6. Outdoor Space: The developer shall provide a minimum of 250 square feet of private, outdoor space for each dwelling unit.
7. The developer shall provide a minimum of 250 square feet of common, outdoor space for each dwelling unit which shall be developed with appropriate recreation facilities.
8. All roads that will be dedicated to the Town for public use shall meet the standards for public roads contained in the subdivision regulations. All private roads, drives, or access ways shall also meet the standards for private roads contained in the subdivision regulations.
9. All off-street parking and lighting must be adequately screened from view of public ways and from adjacent lots by buildings, topography, fencing or landscaping of reasonable opacity and at least four (4) feet high.
10. The number of dwelling units permitted on the site shall be determined by dividing the net residential acreage by the minimum lot area required per dwelling unit.
11. For Multi-Family Dwelling developments designated as affordable housing, intended to meet the requirements of Title 30-A MSRA §4364 and located within the Commercial Area, Residential Growth Area and Village District Area Zoning Districts, are eligible for the following net residential density bonus:
 - a. Up to 5,000 sq. ft. per unit, plus 10,000 sq. ft. per unit for common space (including roads).
 - b. Two off-street parking spaces for every three affordable units are required.