

**Chapter 104-A: PERFORMANCE STANDARDS FOR MULTI-UNIT USES, INCLUDING
CONDOMINIUM AND CLUSTER DEVELOPMENT WITHIN THE GENERAL
DEVELOPMENT DISTRICT**

SUMMARY: Within the General Development District the number of units within a proposed multi-unit use will fit the criteria below.

1. Scope

This regulation shall be effective in all areas of the Saco River Corridor as defined in Title 38 M.R.S.A. Section 953.

2. Definition

A multi-unit use for the purpose of this standard is a building containing 2 or more separate residential units which building is on land in single, joint, or common ownership. The term may include, but is not limited to multifamily rental units, condominiums, and cluster development.

3. Criteria for Approving a Permit for a Multi-Unit Use within the General Development District

- A. Multi-unit uses allowed under this standard shall be permitted only if it can be demonstrated that the proposed use will result in:
- (1) Preservation of open space, recreation areas, or prime farmland soils;
 - (2) A pattern of development in harmony with the natural features of the land; and
 - (3) More efficient use of the land with smaller networks of utilities and streets within the corridor would be present than if single family residential construction were to be proposed.
- B. The minimum setback for multi-unit uses must be no closer than 100 feet from the river.
- C. In no instance shall the minimum lot size requirement exceed that allowed by the Municipal Land Ordinance and Mandatory Shoreland Zoning Ordinance minimum lot size requirements. The lot size requirement may be reduced by the Commission in accordance with Section 959-A but may not be reduced to a size less than the Municipal Land Ordinance requirement for the lot.
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STATUTORY AUTHORITY:

38 M.R.S.A. Section 954- C.

EFFECTIVE DATE:

January 10, 2023 – filing 2023-002