

# EXAMPLE LOT #1: Housing Potential in Village Residential



**District**  
Village Residential



## Allowed Residential Uses & Specific Dimensional Standards

- **Allowed Housing Unit Types:** Single-Family, Two-Family, Multifamily I (3-4 units)\*
- **Minimum Lot Size:** 10,000 sqft on sewers
- **Area per Family:** 10,000 sqft of land area per family if the lot is served by the public sewer system. In other words, there must be 10,000 sqft of land for each housing unit
- **Rear and Side Setbacks:** 5ft - 10 ft (5 ft for nonresidential accessory structures)
- **Front Setback:** 20 ft
- **Road Frontage minimum:** 100 ft (this means the lot line along a road must be at least 100 ft)
- **Maximum Lot Coverage:** 50% (this generally means only 50% of the lot can be developed)

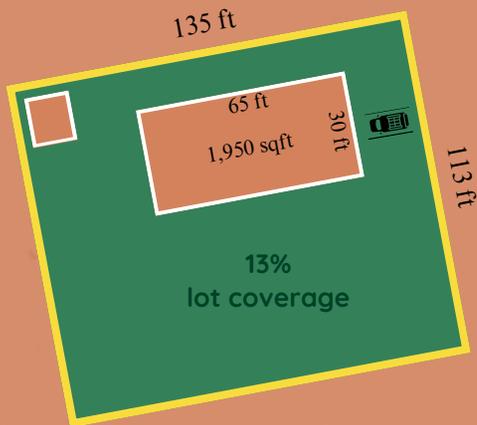
### KEY

- Represents the example lot
- Represents an existing housing unit or accessory structure
- Represents a new housing unit or accessory structure
- Represents the minimum required parking spaces
- Base Requirement=** 1 parking space per housing unit  
**Affordable Housing Development Requirement=** 0.66 parking spaces per housing unit

The visuals are roughly to scale and estimate a potential maximum buildout. The total maximum buildout may be a little less or a little more depending on additional requirements or market feasibility and preferences.

## EXISTING RESIDENTIAL LOT

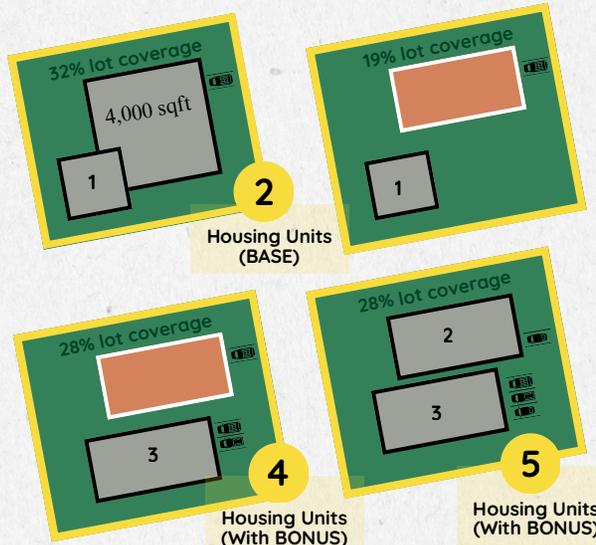
- The existing house is about 1,950 sqft
- The lot is about 15,250 sqft
- Existing lot coverage = ~13% (~2,000 sqft)
- Allowed lot coverage = 50% (~7,625 sqft)



Example lot #1 has one existing housing unit on public water and sewer. The housing unit is a single-family house with an attached garage with frontage on a public road. There is also a small shed in the corner of the lot.

## Current Housing Buildout Potential

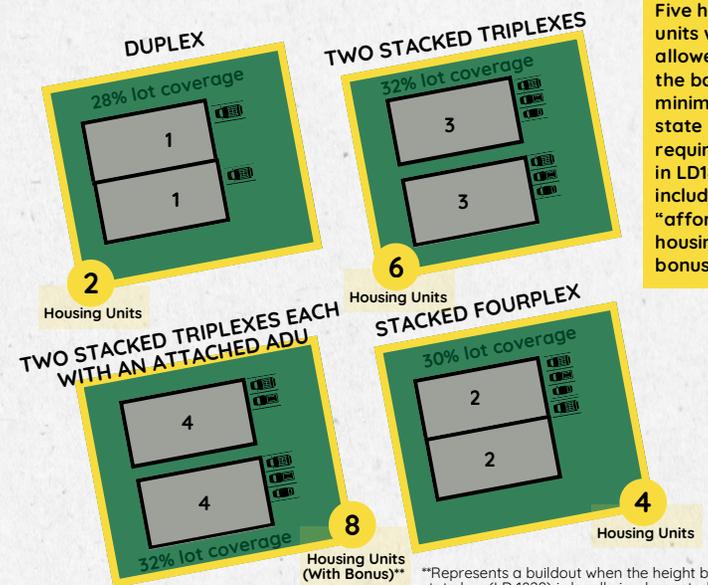
Allowed Under Existing Regulations



Since the lot coverage allowance is 50% in the Village Residential District, the existing house could be torn down and rebuilt double the size. One accessory dwelling unit (ADU) is allowed because an ADU is exempt from the area per family requirement of 10,000 sqft. Another principal dwelling unit is not allowed. However, if the owner wants to build an “affordable housing development” where 51% of the units are “affordable” then up to 5 units are allowed due to a 2.5 unit bonus.

## Potential Future Housing Buildout

Allowed if there are no Area per Family Requirements for Lots on Public Water and Sewer



Without the area per family requirement, this lot could have up to potentially six dwelling units since “Multifamily I” is allowed (a building up to 4 housing units). If the owner wanted to build an “affordable housing development,” they could build an attached ADU above the 40 foot height limit due to an associated height bonus of one floor in LD1829.

Five housing units would be allowed under the bare minimum state requirements in LD1829, not including the “affordable housing” bonus.

\*\*Represents a buildout when the height bonus in state law (LD 1829) is locally implemented.

\*“Multifamily II” (5 or more housing units) is allowed under Planned Unit Development (PUD). However, “Multifamily II” was not considered in this analysis as PUD is a more complex approval process.

# EXAMPLE LOT #2 : Housing Potential in Hulls Cove Residential



**District**  
Hulls Cove Residential  
Corridor



## Allowed Residential Uses & Specific Dimensional Standards

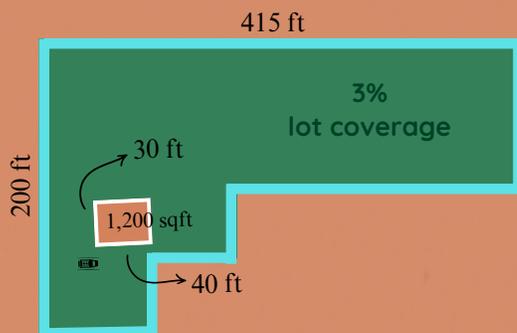
- **Allowed Housing Unit Types:** Single-Family, Two-Family, Multifamily I (3-4), Multifamily II (5+)
- **Minimum Lot Size:** 10,000 sqft on sewers
- **Area per Family:** 10,000 sqft of land per family if the lot is served by the public sewer system. In other words, there must be 10,000 sqft of land for each housing unit
- **Rear and Side Setbacks:** 25 ft
- **Front Setback:** 75 ft
- **Road Frontage minimum:** 100 ft on sewers (the lot line along a road must be at least 100 ft)
- **Maximum Lot Coverage:** 25% (this generally means only 25% of the lot can be developed)

### KEY

- Represents the example lot
- Represents an existing housing unit or accessory structure
- Represents a new housing unit or accessory structures
- Represents the minimum required parking spaces
- Base Requirement=** 1 parking spot per housing unit  
**Affordable Housing Development Requirement=** 0.66 parking spots per housing unit

## EXISTING RESIDENTIAL LOT

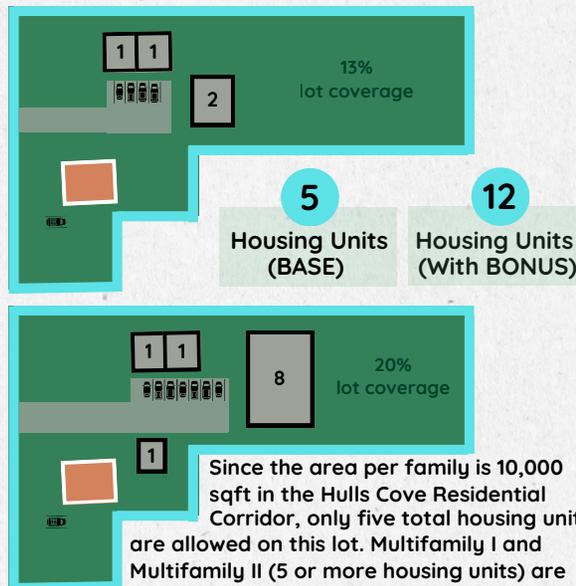
- The existing house is about 1,200 sqft
- The lot is about 56,630 sqft
- Existing lot coverage = ~3% (~1,500 sqft)
- Allowed lot coverage = 25% (~14,160 sqft)



This lot currently has a single-family house with a driveway along a public road. This property is currently not connected to the public sewer system. However, the option to connect seems feasible. For the sake of this exercise, the housing potential will be calculated under the assumption that this lot could eventually connect to the public sewer system. If this lot were to stay on private septic, less housing would be possible.

## Current Housing Buildout Potential

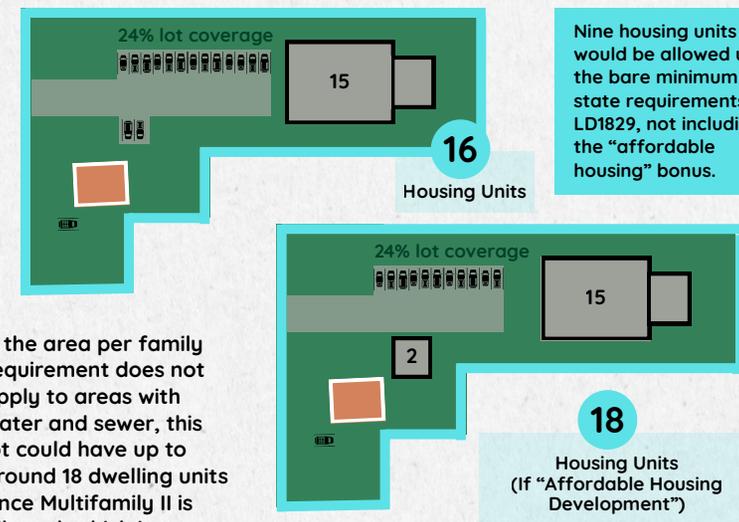
Allowed Under Existing Regulations



Since the area per family is 10,000 sqft in the Hulls Cove Residential Corridor, only five total housing units are allowed on this lot. Multifamily I and Multifamily II (5 or more housing units) are allowed, but the area/family would prevent a building from having more than four housing units, unless the development applied a density bonus. If 51% of the units are "affordable," then the developer could utilize a density bonus of 2.5 times the base allowed housing units (5). Additional configurations with more buildings may be possible as these examples are both below 25% lot coverage.

## Potential Future Housing Buildout

Allowed if there is no Area per Family Requirement for Lots on Public Water and Sewer



Nine housing units would be allowed under the bare minimum state requirements in LD1829, not including the "affordable housing" bonus.

If the area per family requirement does not apply to areas with water and sewer, this lot could have up to around 18 dwelling units since Multifamily II is allowed, which is a building with 5 or more housing units. The lot coverage maximum would be the primary limiting factor in this case, with the required parking taking up a large portion of the lot coverage. Two additional units were possible due to a lower parking requirement. The apartment building is a generous estimation, as each housing unit would be fairly small, meaning the likely maximum size would be 15 units or less. Both nearly reach the 25% maximum lot coverage.