

# Toolkit for Housing Choice

Vanessa L. Farr, Senior Planner

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# Affordable housing proposal in town center divides Cape Elizabeth

The Szanton Co. wants to build a four-story, 49-unit affordable housing project next door to the Town Hall and overlooking the new Village Green.

BY KELLEY BOUCHARD STAFF WRITER

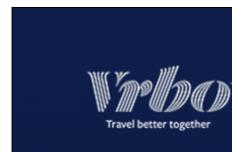
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# Our View: Maine's housing shortage will survive the pandemic

Before COVID, the state lacked 20,000 affordable units, and the problem is not going away.

BY THE EDITORIAL BOARD



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**Maine's Next**  
**NOMINATIONS OPEN NOW**  
 NOMINATE BY 8/20

Individuals who are changing Maine's economy and making a significant impact on their industry.



KeyBank  
Harvard Pilgrim Health Care

March 17, 2021

## MaineHousing allocates \$30M for 9 affordable housing developments



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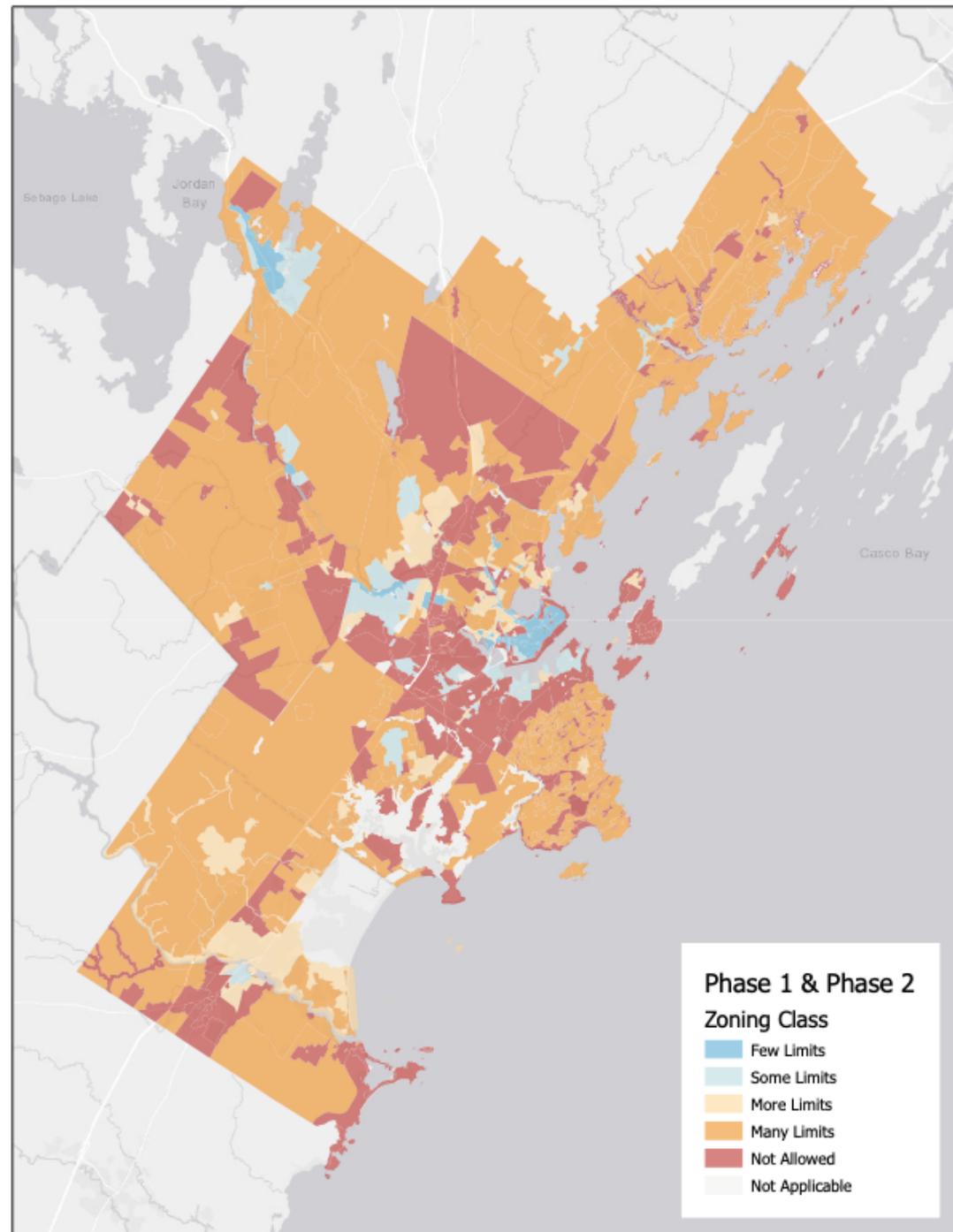
### LOCAL NEWS

# 'Maine's housing crisis can be seen in every part of this state': lawmakers, residents call for action

Legislators from the Housing Working Group joined advocates and residents at a press conference to address Maine's housing crisis

ONLY 4% OF THE LAND  
AREA ENCOURAGES  
MULTI-FAMILY HOUSING  
AND ANOTHER 6%  
ALLOWS IT WITH SOME  
LIMITATIONS

**13 municipalities**



# ZONING BARRIERS

## Do a Zoning audit!



- 1 Large Minimum Lot Area (greater than 20,000 sf)
- 2 Large Lot Area Per Dwelling Unit (greater than 5,000 sf)
- 3 Significant Parking (greater than 1.5 spaces/unit)
- 4 Discretionary Review Processes
- 5 Limits on Type of Multi-family
- 6 Building Height (minimums too high; maximums sometimes too low)

There are others we did not include...



- Lot Coverages too low (less than 90% in downtown city or village context)
- Setbacks too big, not allowing buildings to attach
- Impact Fees (tacked on to price of unit)

# SOME ZONING TOOLS

Customize to the  
local context



- 1** Reduce or eliminate minimum lot area and area per dwelling unit – regulate with a form-based code.
- 2** Allow Multi-Unit Building Types
- 3** Eliminate Discretionary Review – and make clear performance standards.
- 4** Significantly reduce restrictions on ADU's. Allow everywhere.
- 5** Reduce or remove parking requirements entirely.

# WHAT BUILDING TYPES ARE CONSIDERED MULTI-UNIT RESIDENTIAL?



- Accessory Dwelling Unit
- Duplex
- Triplex
- Four-plex
- 6-8-plex
- Small Apartment
- Large Apartment
- Mixed Use Building
- Inn Building







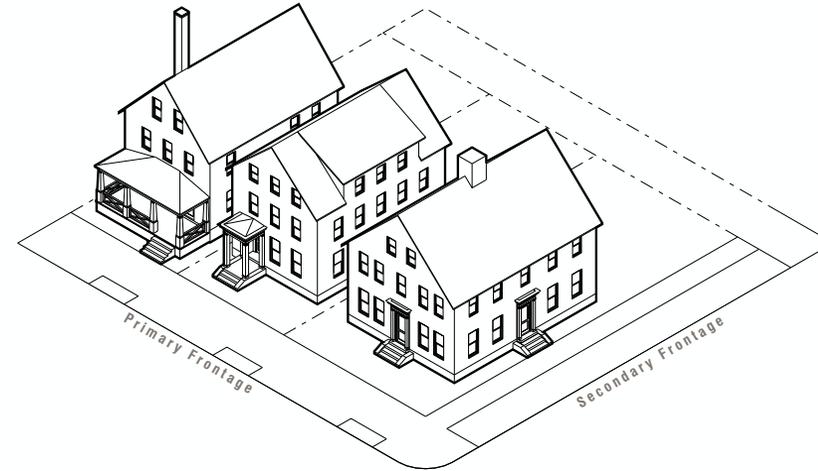




Cross  
DANGER  
Slowdown



# FITS ON A 50' WIDE LOT



## a. DESCRIPTION

A moderately scaled building type comprised of up to 5 units arranged side by side and/or stacked one above the other, yet occupying a single lot.

## b. BUILDING FORM

|                       |                          |          |
|-----------------------|--------------------------|----------|
| Building Width        | 36 ft max                | <b>A</b> |
| Building Length       | 75 ft max                | <b>B</b> |
| Total Stories         | 3 max                    | <b>C</b> |
| First Floor Height    | 9 ft min, 12 ft max      | <b>D</b> |
| Upper Floor Height    | 9 ft min, 12 ft max      | <b>E</b> |
| First Floor Elevation | 2 ft min                 |          |
| Components            | see Section D Components |          |
| Roofs                 | see Section E Roof Types |          |
| Attachments           | none                     |          |

## c. ALLOWABLE UNITS

5 units max

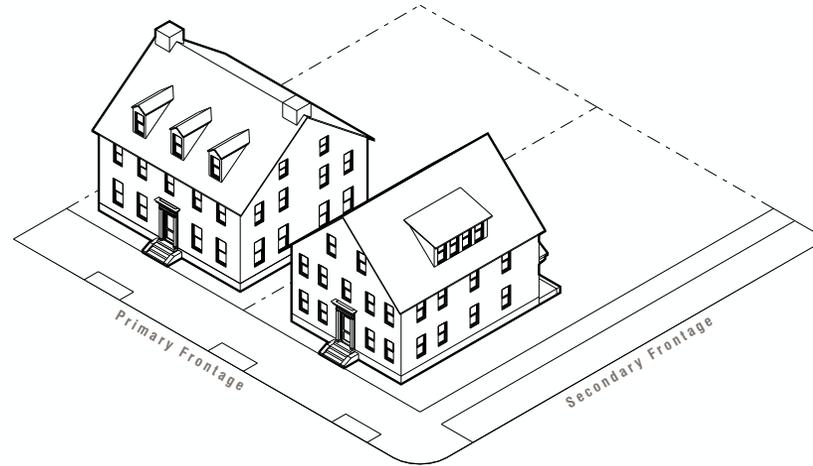
## d. FENESTRATION

|                             |         |
|-----------------------------|---------|
| First Floor Fenestration    | 20% min |
| Upper Floor Windows & Doors | 20% min |

## e. STANDARDS

1. A porch or gallery may be built on the third floor of a primary frontage provided that there is only one porch or galley below it on either the first or second floor.

FITS ON A 60' WIDE LOT  
 (IN YOUR TOWN IT  
 MIGHT BE A WEE BIT  
 WIDER)



**a. DESCRIPTION**

A moderately scaled building type comprised of up to 12 units.

**b. BUILDING FORM**

|                       |                     |          |
|-----------------------|---------------------|----------|
| Building Width        | 60 ft max           | <b>A</b> |
| Building Length       | 75 ft max           | <b>B</b> |
| Total Stories         | 3 stories max       | <b>C</b> |
| First Floor Height    | 9 ft min, 15 ft max | <b>D</b> |
| Upper Floor Height    | 9 ft min, 12 ft max | <b>E</b> |
| First Floor Elevation | 2 ft min            |          |
| Components            | see D Components    |          |
| Roofs                 | see E Roof Types    |          |
| Attachments           | none                |          |

**c. ALLOWABLE UNITS**

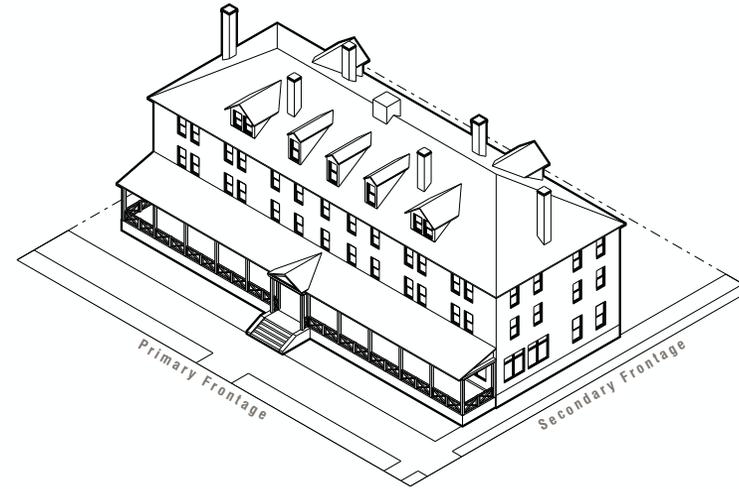
12 units max

**d. FENESTRATION**

|                          |         |
|--------------------------|---------|
| First Floor Fenestration | 20% min |
| Upper Floor Fenestration | 20% min |

**e. STANDARDS**

# FOR NORTH YARMOUTH, THIS BUILDING SIZE IS SUPPORTED (AND NOW AS OF RIGHT)



#### a. DESCRIPTION

A large building providing multiple units, common area living, dining and cooking facilities, and that has a continuous front porch.

#### b. BUILDING FORM

|                       |                          |          |
|-----------------------|--------------------------|----------|
| Building Length       | 120 ft max               | <b>A</b> |
| Total Building Area   | 20,000 sf max            |          |
| Total Stories         | 3 max                    | <b>B</b> |
| First Floor Height    | 10 ft min, 15 ft max     | <b>C</b> |
| Upper Floor Height    | 9 ft min, 12 ft max      | <b>D</b> |
| First Floor Elevation | 2 ft min                 |          |
| Components            | see Section D Components |          |
| Roofs                 | see Section E Roof Types |          |
| Attachments           | none                     |          |

#### c. ALLOWABLE UNITS

varies

#### d. FENESTRATION

|                          |         |
|--------------------------|---------|
| First Floor Fenestration | 20% min |
| Upper Floor Fenestration | 20% min |

#### e. STANDARDS

1. The inn building floor plate may not exceed 15,000 sf.
2. The inn building may front a primary street provided the front porch is continuous along the frontage and is not enclosed.

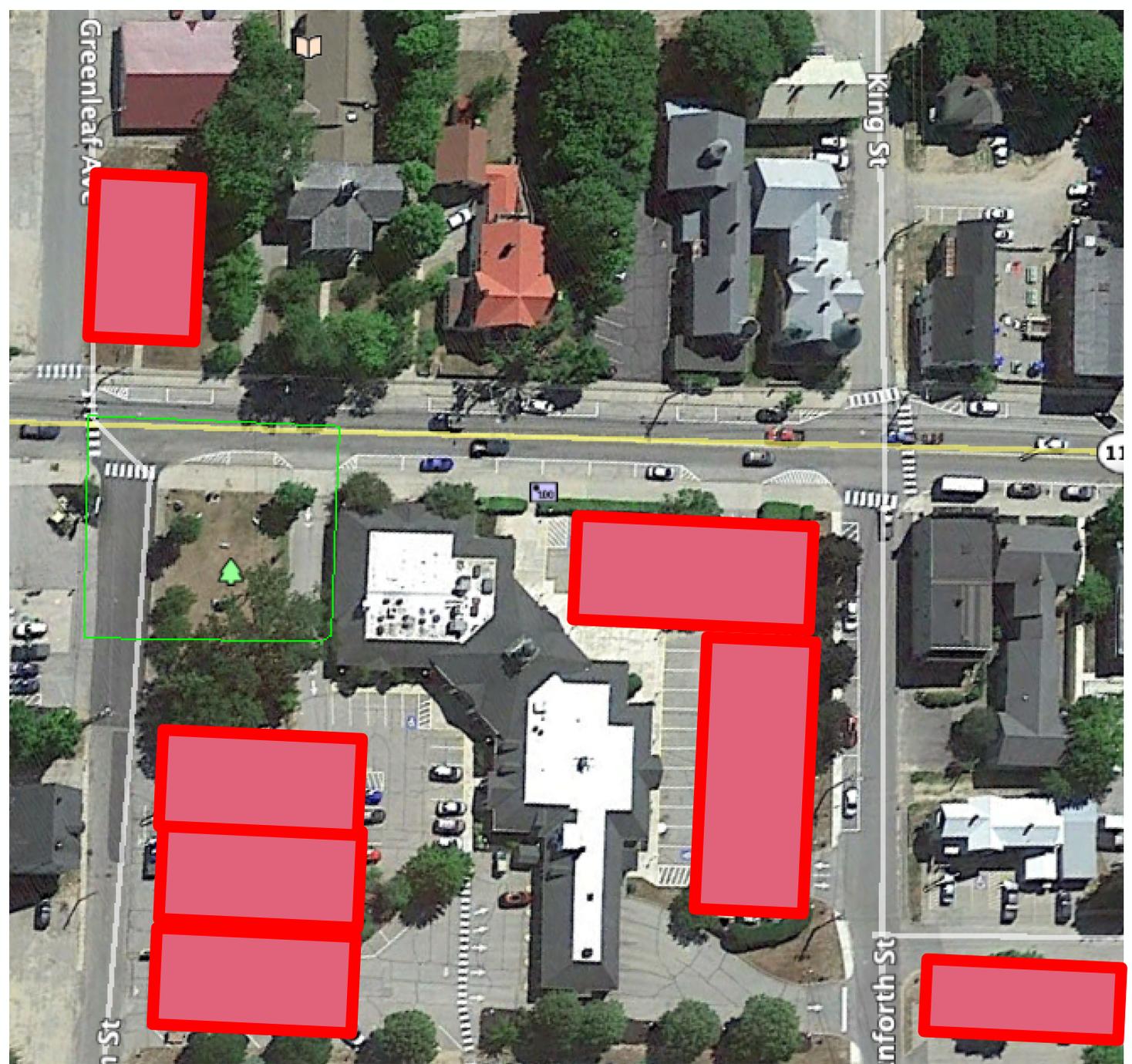
Yes to this.  
(River Landing,  
Topsham)





No to this (Desert Road, Freeport)

- Reinforce existing neighborhoods, village and town centers, and priority corridors
- Access to services
- Sociability
- Age In Community



- 1 – 2 per lot as of right
- No min parking
- No required owner occupancy
- Allow separate utility services
- Life/safety

## The Need for ADUs



IMAGE FROM 123RF

A bungalow-sized house makes a perfect ADU.

From [New Hampshire SB 146](#), later codified at [New Hampshire RSA 674:71-73](#)

Yes to front doors on  
multi-unit buildings  
and adu's - for  
dignity

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FMI [ulfarr@gpcog.org](mailto:ulfarr@gpcog.org)