

LUO 9.3.31 Proposed Revisions to Multi-Family Developments

9.3.31 MULTI-FAMILY DEVELOPMENTS

1. All proposals to construct multifamily developments shall be in conformance with the General Performance Standards of Section 5.0 and the design requirements listed below.
2. If a multifamily development is not a subdivision, then the application shall meet the requirements of Section 9.2.4.
3. **Design Requirements.**

a. Number of Dwelling Units.

- 1) The net residential acreage of a multifamily development shall be calculated in the same manner as required for cluster housing in Section 9.3.12.2.d
- 2) The maximum number of dwelling units permitted in a multi-family development shall be determined by the number of bedrooms in each unit. The maximum number of bedrooms allowed shall be three times the net residential acreage divided by the minimum lot size required in the District.
- 3) **Age Restricted Density Bonus:** If occupation of the units in a multifamily development is restricted to individuals age 55 and over then the maximum number of units may be increased by a factor of 2.0.
- 4) In order to determine the net residential acreage, a high-intensity soil survey map, certified by a Registered Soil Scientist licensed in the State of Maine, shall be submitted. No building shall be constructed on soil classified as being very poorly drained.

b. Water Supply.

- 1) **Public Water Supply:** When a multi-family development is proposed within the service area of the Kennebunk, Kennebunkport and Wells Water District, all dwellings shall be connected to the system at no expense to the town. The applicant shall demonstrate by a signed letter from an authorized representative of the water district that water supply can be provided to the development at an adequate pressure for firefighting purposes. No dwelling in a multifamily development shall be more than 500 feet from a fire hydrant as hose is laid on the street.
- 2) **On-Site Water Supply:** When a multifamily development is proposed outside of the service area of the water district, the applicant shall demonstrate the availability of adequate quality of water and supply for both domestic and firefighting purposes. In consultation with the Fire Chief, the Planning Board may require the construction of fire ponds and dry hydrants.
- 3) **Sewage Disposal:** The applicant shall submit to the Planning Board test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist. A map showing the location of all test pits dug on the site shall be submitted. If a proposed system is designed with a flow rate of 2,000 gallons per day or greater, approval of the system by the Maine Department of Human Services, Division of Health Engineering shall be obtained prior to approval by the Planning Board.
- 4) **Other Services:** It shall be the responsibility of the owner to provide for rubbish disposal, snow removal, and site maintenance. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six feet in height.
- 5) **Perimeter Buffer:** A fifty (50) foot landscaped buffer shall be provided along all property boundaries, **owned and maintained by the property owner or by the Homeowner's Association**
- 6) **Stormwater Management:** Storm water and surface drainage systems shall be designed in accordance with the town subdivision standards.

c. Access, Circulation, and Parking.

- 1) The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points, with respect to sight-distances, intersections, schools, and other traffic-generators. All corner lots shall be kept clear from visual obstructions higher than three feet above ground level, for a distance of twenty-five feet, measured along the intersecting street lines.
- 2) The proposed development shall not have an unreasonable adverse impact on the public road system, and shall assure safe interior circulation within its site, by separating pedestrian and vehicular traffic and by providing adequate parking and turn-around areas.
- 3) All developments generating 200 trips per day based on the *Trip Generation Manual, Institute of Transportation Engineers*, current edition, shall have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.

d. Recreation and Open Space: All multifamily developments of 25 dwelling units or more shall provide a developed play area no smaller than 5,000 square feet. Any development in which occupancy is restricted to the elderly need not provide a play area, but space shall be provided for outdoor recreation.