



Town of Casco

Planning Board Meeting Agenda

May 12, 2025 at 6:30 PM

Casco Community Center

Regular Meeting

1. Call Meeting to Order
2. Determine a Quorum

Workshop Items

- [3.](#) Small/Large Compounds, LD2003

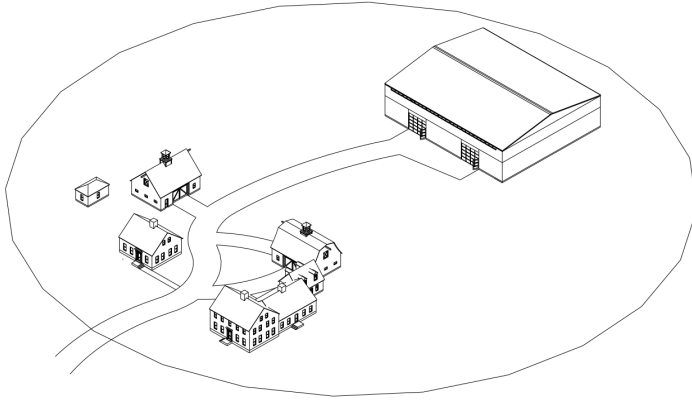
Adjournment

Reminders to the Attending Public: Planning Board meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation or on agenda items. Matters related to personnel will not be heard.

Future meeting dates (subject to change)

May 19, 2025 at 6:30 PM Regular Meeting

Large Rural Compound



Description

Large lots that allow for the more dense arrangement of buildings in the pattern of traditional rural farms, with buildings grouped together to efficiently meet residential and working needs.

Purpose

1. To allow increased density and uses without altering the underlying zoning.
2. To allow the creation of development that maintains a rural pattern while creating real estate value, economic activity, and housing opportunities.
3. To promote a long-term development pattern that keeps rural Casco rural.

Primary Building Types

Cottage	Permitted
House	Permitted
Bungalow	Permitted
Duplex	Permitted
Shop	Permitted
Shophouse	Permitted
Workshop	Permitted
Connected Farmhouse	Permitted

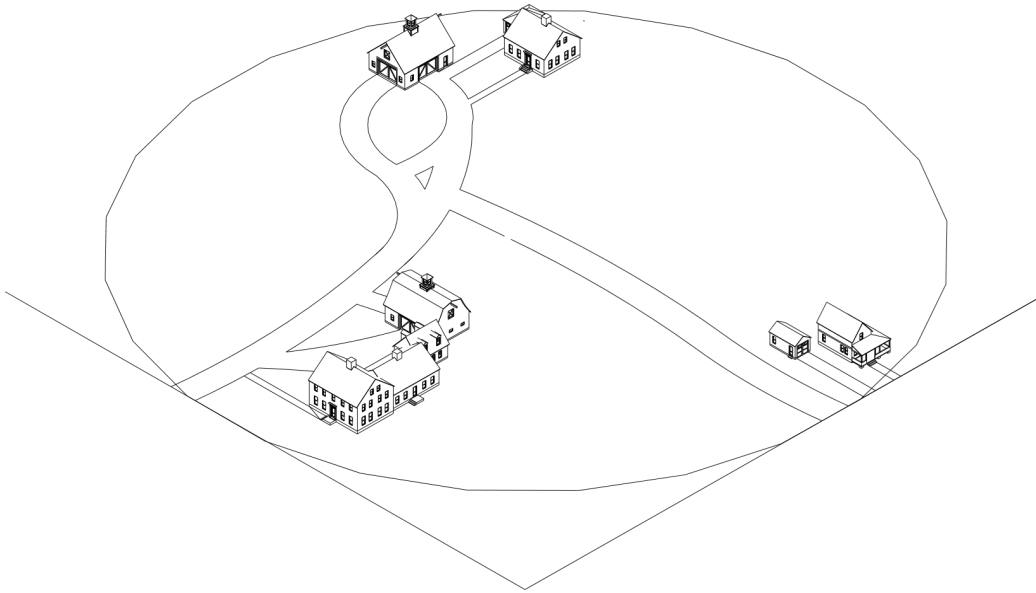
Accessory Building Types

Barn	Permitted
Back Cottage	Permitted
Small Workshop	Permitted
Carriage House	Permitted
Farmstand	Permitted

Standards

1. Large rural compounds are only allowed on lots that meet the following conditions:
 - a. Lot has a Net Residential Area of 10 acres or greater.
 - b. Lot width is at least 500 feet along an existing thoroughfare.
2. A large rural compound may include up to 7 units, which may be located within any of the permitted building types or the connected farmhouse.
3. The large rural compound must designate a main primary building, behind which all additional buildings must be located, with the following exceptions:
 - a. When all buildings within the large rural compound are located 300 feet or more from the public thoroughfare.
 - b. Farmstands may always front on a thoroughfare.
4. All buildings within a large rural compound must be located entirely within a circle 250 feet in radius. This circle defines the boundary of the large rural compound and must meet all district setbacks.
5. All land within the boundary of a large rural compound must be divided into building lots comprised of theoretical lot lines, such that each building within the rural compound is located on a single building lot.
6. Theoretical building lots within a large rural compound must be a minimum of 20 ft in width and have 10 ft minimum front, side, and rear setbacks to enable buildings that are located in closer proximity to abutting thoroughfares and to each other.
7. Building lots within a large rural compound must have frontage on an existing thoroughfare or a new natural lane.
8. The main primary building within a large rural compound must front onto a public thoroughfare extant at the time of adoption of this Code unless it is located more than 300 feet from the primary thoroughfare, in which case it may instead front on a new natural lane.
9. All additional buildings within the large rural compound must orient themselves perpendicular or parallel to the main primary building, except located more than 300 ft from the primary thoroughfare, in which case they may front on a new natural lane.
10. Workshop and inn buildings must always be set back at least 500 ft from all property lines.
11. Work yards with material storage and long term equipment parking must be screened from any thoroughfare by buildings unless they are part of an active agricultural use.
12. Each large rural compound must have a maximum of one curb cut from a public thoroughfare extant at the time of adoption of this Code.
13. The curb cut for a large rural compound must be a minimum of 500 ft from any adjacent curb cut

Small Rural Compound



Description

Medium-sized lots that allow for the more dense arrangement of buildings in the pattern of traditional rural farms, with buildings grouped together to efficiently meet residential and working needs.

Purpose

1. To allow increased density and uses without altering the underlying zoning.
2. To allow the creation of development that maintains a rural pattern while creating real estate value, economic activity, and housing opportunities.
3. To promote a long-term development pattern that keeps rural Casco rural.

Primary Building Types

Cottage	Permitted
House	Permitted
Bungalow	Permitted
Duplex	Permitted

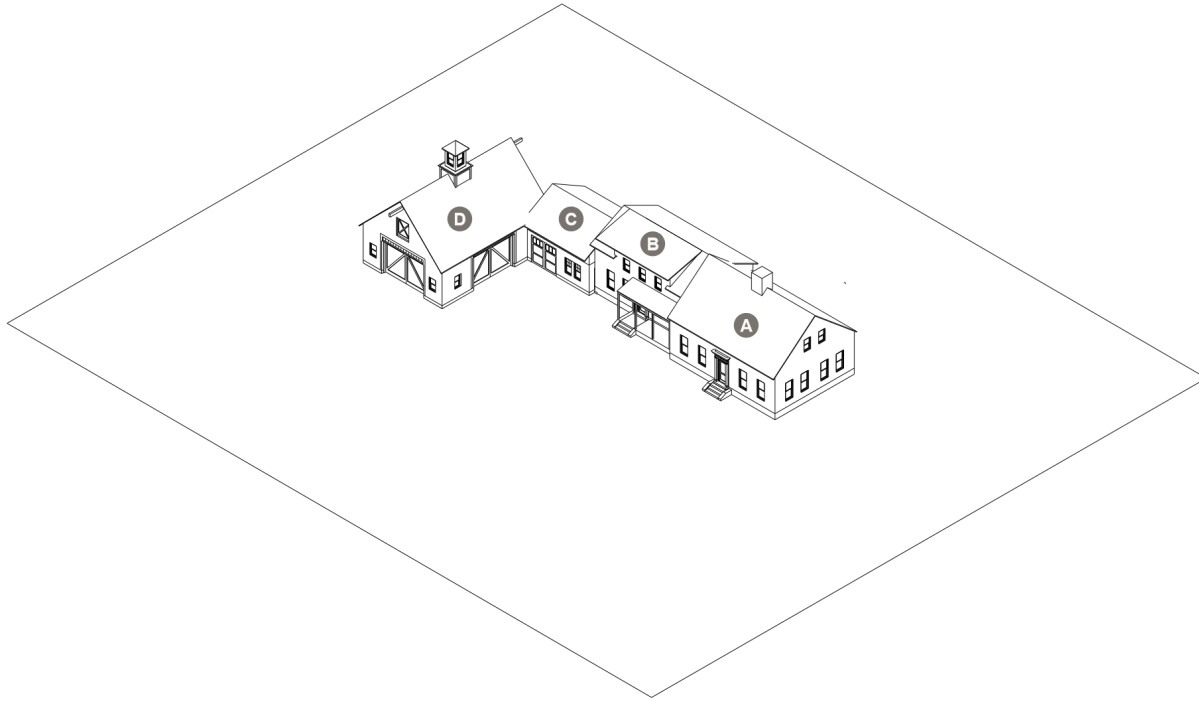
Accessory Building Types

Barn	Permitted
Back Cottage	Permitted
Small Workshop	Permitted
Carriage House	Permitted
Farmstand	Permitted

Standards

1. Small rural compounds are only allowed on lots that meet the following conditions:
 - a. Lot has a Net Residential Area of 5 acres or greater.
 - b. Lot width is at least 200 feet along an existing thoroughfare.
2. A small rural compound may include up to 4 units, which may be located within a combination of permitted primary and accessory buildings, with a maximum of one house, duplex, or connected farmhouse and a maximum of 2 Cottages or bungalows.
3. The small rural compound must designate a main primary building, behind which all additional buildings must be located, with the following exceptions:
 - a. When all buildings within the small rural compound are located 300 feet or more from the public thoroughfare.
 - b. Farmstands may always front on a thoroughfare.
4. All buildings within a small rural compound must be located entirely within a circle 250 feet in radius. This circle defines the boundary of the small rural compound and must meet all district setbacks.
5. All land within the boundary of a small rural compound must be divided into building lots comprised of theoretical lot lines, such that each building within the rural compound is located on a single building lot.
6. Theoretical building lots within a small rural compound must be a minimum of 20 ft in width and have 10 ft minimum front, side, and rear setbacks to enable buildings that are located in closer proximity to abutting thoroughfares and to each other.
7. Building lots within a small rural compound must have frontage on an existing thoroughfare or a new natural lane.
8. The main primary building within a small rural compound must front onto a public thoroughfare extant at the time of adoption of this Code unless the primary building is located more than 300 feet from the primary thoroughfare, in which case it may instead front on a new natural lane.
9. All additional buildings within the small rural compound must orient themselves perpendicular or parallel to the main primary building, except when located more than 300 ft from the primary thoroughfare, in which case they may front on a new natural lane.
10. Outdoor storage must be screened from any thoroughfare by buildings unless they are part of an active agricultural use.
11. Each small rural compound must have a maximum of one curb cut from a public thoroughfare extant at the time of adoption of this Code.
12. The curb cut for a small rural compound must be a minimum of 500 ft from any adjacent curb cut.

Connected Farmhouse



Description

A building comprised of multiple elements, based on the common building tradition of big house, little house, back house, and barn.

Purpose

1. To allow for a larger house through an optional series of attachments that might not otherwise be possible.
2. The connected farmhouse is a traditional manner of deploying agricultural buildings, so that they assume a predictable, sequenced series of forms.

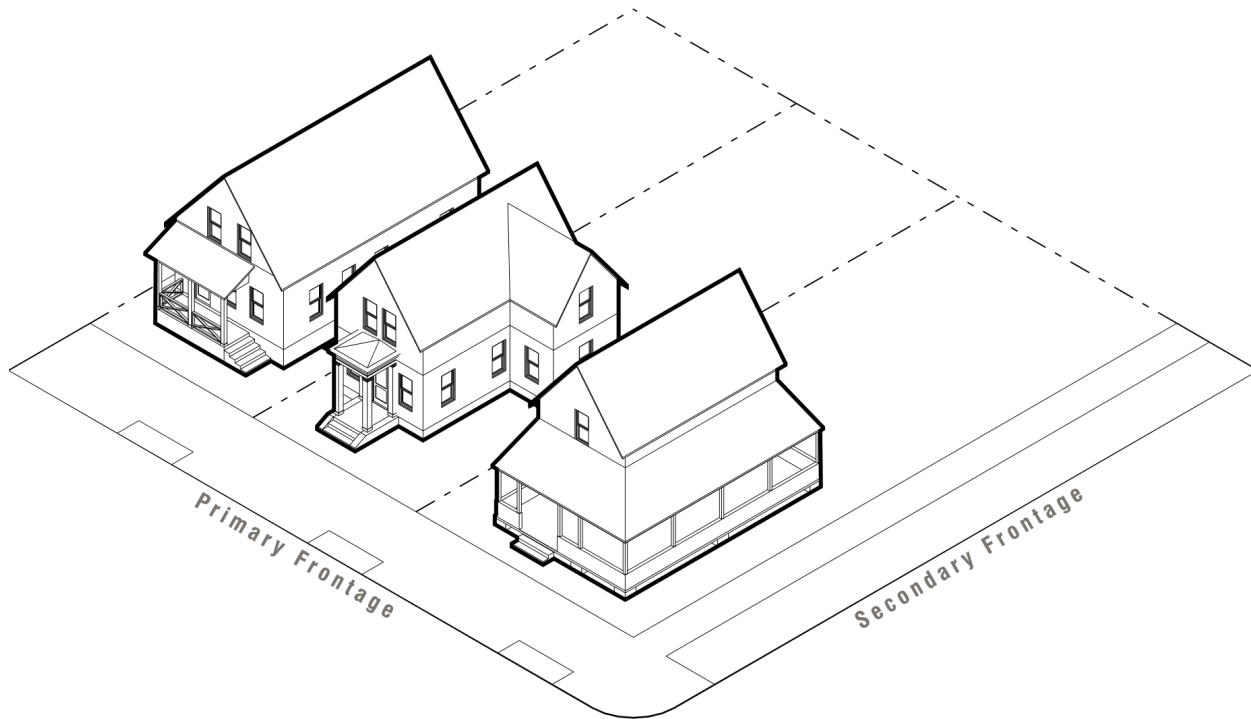
Building & Component Types

Primary Building (A) "Big House"	House, Cottage, Shophouse, Apartment House, Duplex, or Bungalow
Component (B) "Little House"	Rear Addition, Side Wing, Porte-Cochere
Accessory Building (C) "Back House"	Carriage House, Fabrication Shop, Back Cottage, Side Shop, Porte-Cochere
Accessory Building (D) "Barn"	Barn

Standards

1. A barn and house on the same lot separated from each other by no more than 100 feet may be linked together with a series of accessory buildings and components.
2. The link may be comprised of as many as 3 components or accessory buildings, distinct from the house or barn.
3. Each massing component that forms part of the link, must attach to either the barn or the primary building.
4. Each accessory building that forms part of the link must attach directly to the primary building or barn; or to massing components or accessory buildings that are attached to the primary building or barn.
5. Architectural components may attach to any massing component or accessory building in the link subject to the standards for each respective component/ accessory building.
6. No building may be located closer to the primary frontage than the primary building, with the exception of a barn.
7. The primary entrance to the primary building may be located either on the buildings front, or on its side.

Cottage



Description

A small detached building with one unit.

Allowable Units

1 units max

Building Form

Building Width	14 ft min, 20 ft max
Building Length	40 ft max
Total Stories	1 story max
First Floor Height	9 ft min, 10 ft max
Upper Floors Height	n/a
First Floor Elevation	2 ft min
Attachments	none

Massing Components

Connector	Not Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Not Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Not Permitted

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Permitted
Shed	Not Permitted

Fenestration

First Floor	20% min
Upper Floors	20% min

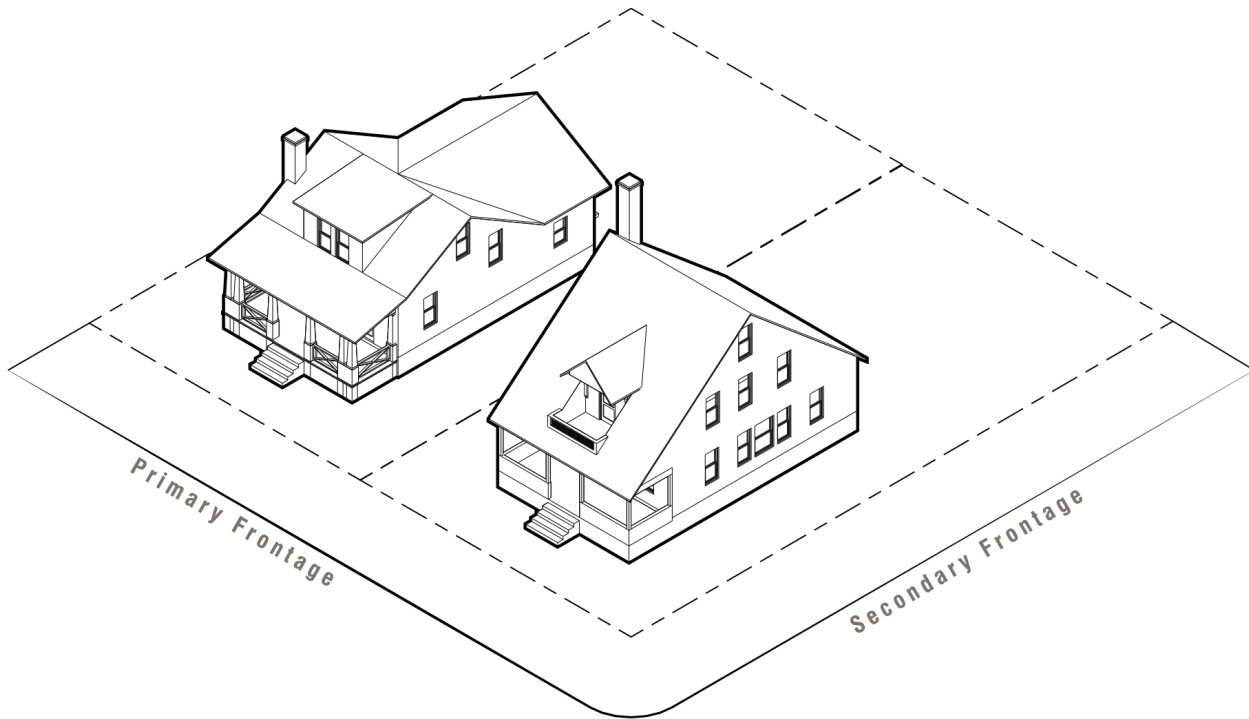
Standards

1. A Cottage may possess a chassis with independent suspension and axles capable of free rotation, provided:
 - a. The back cottage has a permanent connection to water, sanitary, and power utilities.
 - b. The chassis is screened in such a way as to be indistinguishable from a traditional foundation.
 - c. The back cottage may not encroach on setbacks.
 - d. In T2, a trailer with a maximum dimension of 15 ft by 72 ft may qualify as a Cottage and may take a flat roof.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Not Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Bungalow



Description

A detached building with one unit and a front porch.

Allowable Units

1 units max

Building Form

Building Width	36 ft max
Building Length	50 ft max
Total Stories	2 story max (2)
First Floor Height	9 ft min, 12 ft max
Upper Floors Height	9 ft min, 10 ft max
First Floor Elevation	2 ft min
Attachments	none

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Not Permitted

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Not Permitted
Mansard	Not Permitted
Shed	Not Permitted

Fenestration

First Floor	20% min
Upper Floors	20% min

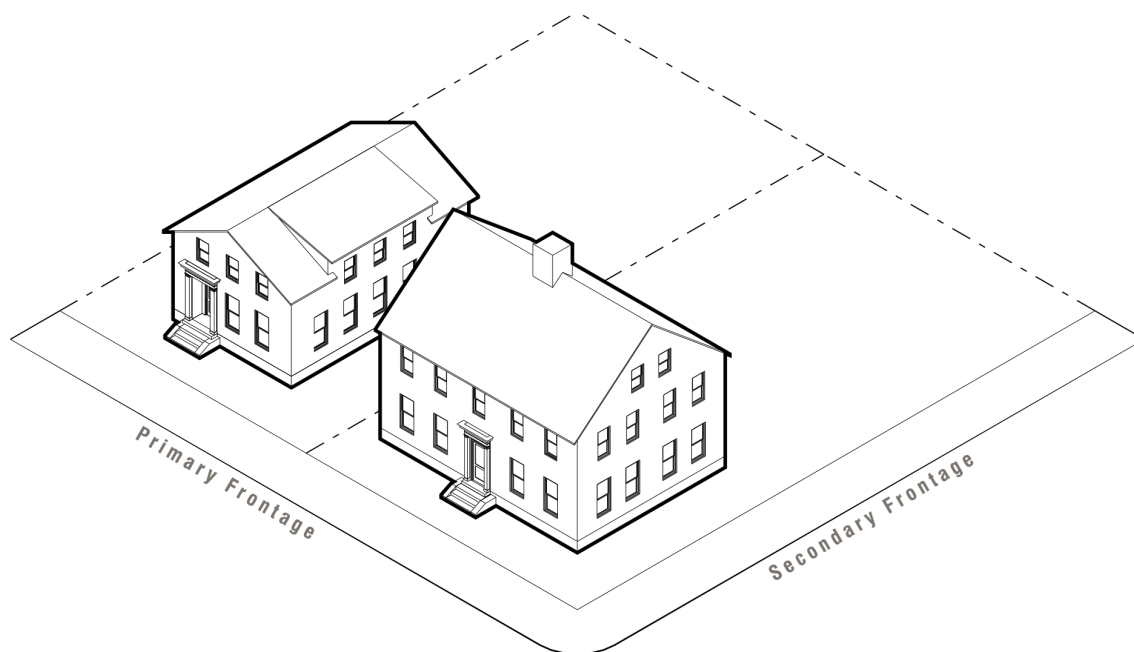
Standards

1. The gable end of a bungalow must be oriented away from the primary frontage.
2. Upper stories must be contained within the roof structure.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

House



Description

A detached building with one unit.

Allowable Units

1 unit max

Building Form

Building Width	21 ft min, 36ft max
Building Length	48 ft max
Total Stories	2 story max
First Floor Height	9 ft min, 12 ft max
Upper Floors Height	9 ft min, 10 ft max
First Floor Elevation	2 ft min
Attachments	none

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Permitted

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Permitted
Shed	Not Permitted

Fenestration

First Floor	20% min
Upper Floors	20% min

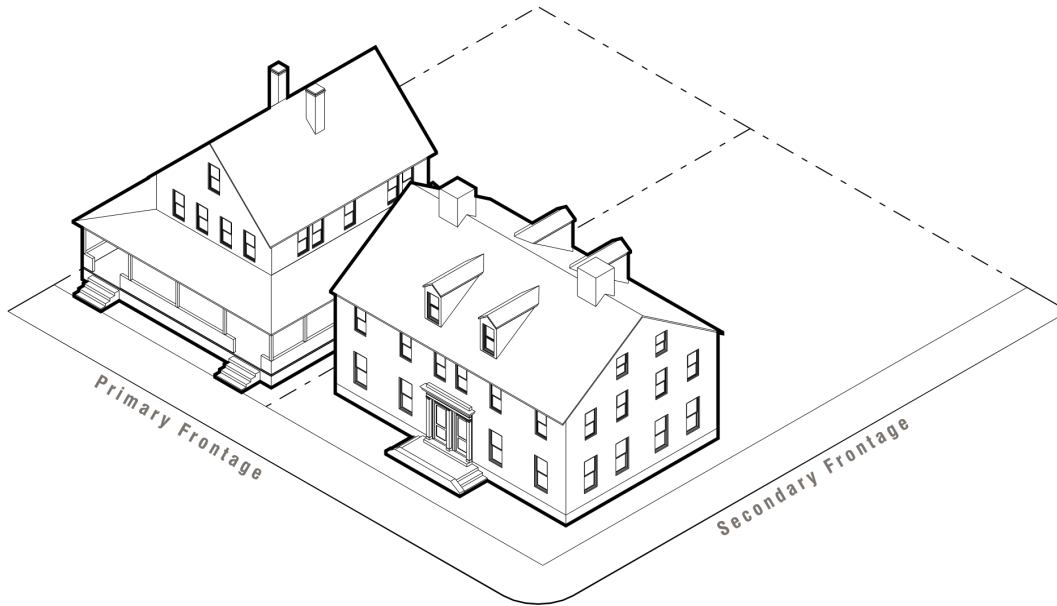
Standards

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.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Permitted

Duplex



Description

A moderately scaled building type comprised of 2 units arranged side by side, where the building spans two lots, with one unit on each lot.

Building Form

Building Width	36 ft max
Building Length	48 ft max
Total Stories	3 story max
First Floor Height	9 ft min, 12 ft max
Upper Floors Height	9 ft min, 12 ft max
First Floor Elevation	2 ft min
Attachments	none (3)

Allowable Units

Dwelling Units	2 unit max
Non-dwelling Units	Not Permitted

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Permitted

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Not Permitted
Mansard	Not Permitted
Shed	Not Permitted

Fenestration

First Floor	20% min
Upper Floors	20% min

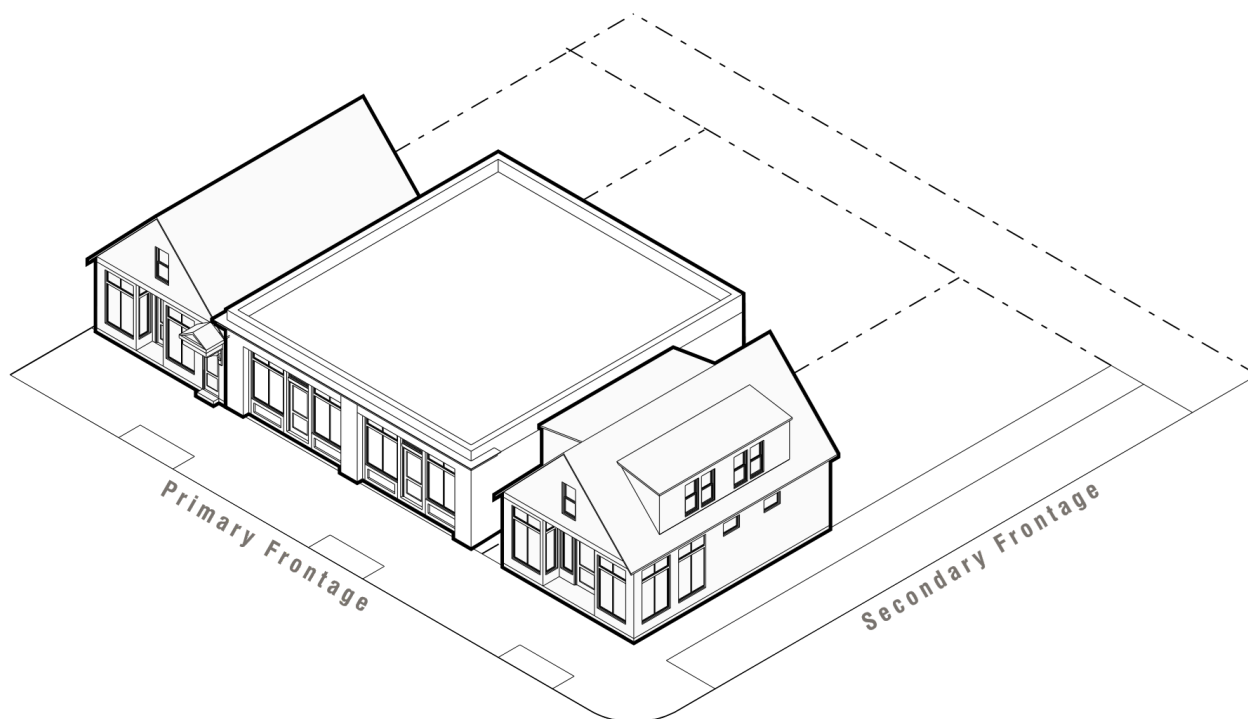
Standards

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.
2. A duplex may not attach to adjacent buildings.
3. The duplex is a single building that extends across a lot line. The internal shared wall does not count as an attachment.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Permitted

Shop



Description

A single story building with 1 unit and a required shopfront.

Allowable Units

1 unit max

Building Form

Building Width	18 ft min, 90 ft max
Building Length	60 ft max
Total Stories	1 max
First Floor Height	20 ft max
Upper Floors Height	n/a
First Floor Elevation	0 ft min
Attachments	1 side max

Massing Components

Connector	Not Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Not Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Not Permitted

Roofs

Flat	Permitted
Gable	Permitted
Gambrel	Not Permitted
Hipped	Not Permitted
Mansard	Not Permitted
Shed	Not Permitted

Fenestration

Shopfront	Required
First Floor	20% min
Upper Floors	n/a

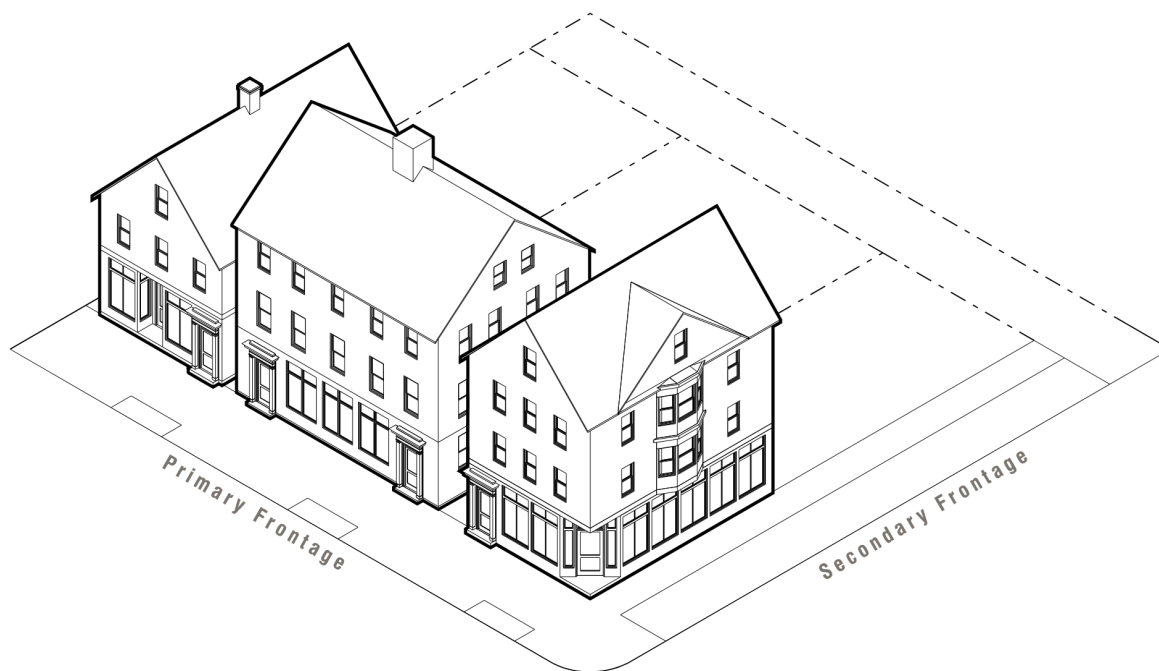
Standards

None

Architectural Components

Arcade	Permitted
Balcony	Not Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Not Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Shophouse



Description

A small building with a shopfront and up to 5 units.

Allowable Units

5 units max

Building Form

Building Width *	36 ft max
Building Length *	60 ft max
Total Stories	3 max
First Floor Height	12 ft min, 18 ft max
Upper Floors Height	9 ft min, 12 ft max
First Floor Elevation	0 ft min
Attachments	1 side max

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Not Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Permitted

* Shophouse is permitted to meet either building width or building length requirement, not required to meet both

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Permitted
Shed	Not Permitted

Fenestration

Shopfront	Required
First Floor	20% min
Upper Floors	20% min

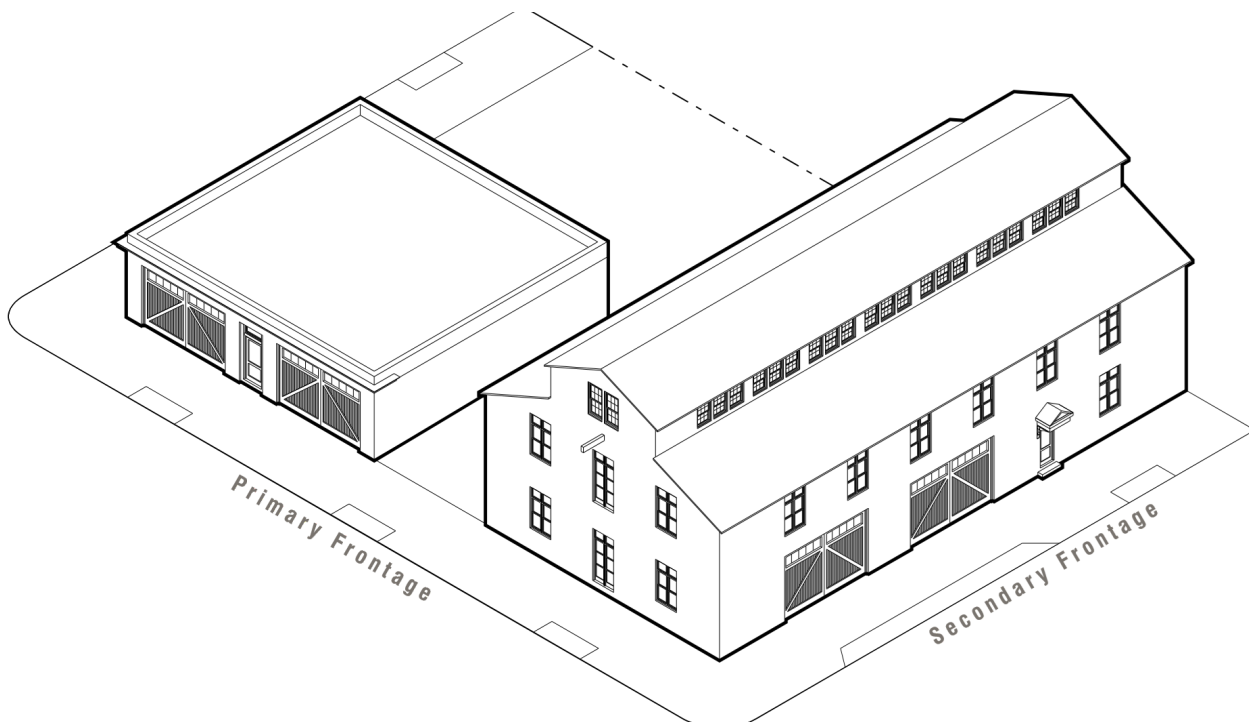
Standards

1. Shopfront fenestration is required on the first floor facade of the primary frontage.
2. 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.

Architectural Components

Arcade	Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Permitted

Workshop



Description

A large footprint, building type with large open floor plans, and optional shopfronts, providing multiple units.

Building Form

Building Width	200 ft max
Total Building Area	50,000 sf max
Total Stories	2 max
First Floor Height	9 ft max
Upper Floors Height	9 ft min
First Floor Elevation	0 ft min
Attachments	2 sides max

Allowable Units

1 unit min

Massing Components

Connector	Permitted
Extended Shopfront	Permitted
Penthouse	Permitted
Port-Cochere	Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Permitted

Roofs

Flat	Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Not Permitted
Shed	Permitted

Fenestration

Shopfront	Optional
First Floor	30% min
Upper Floors	30% min

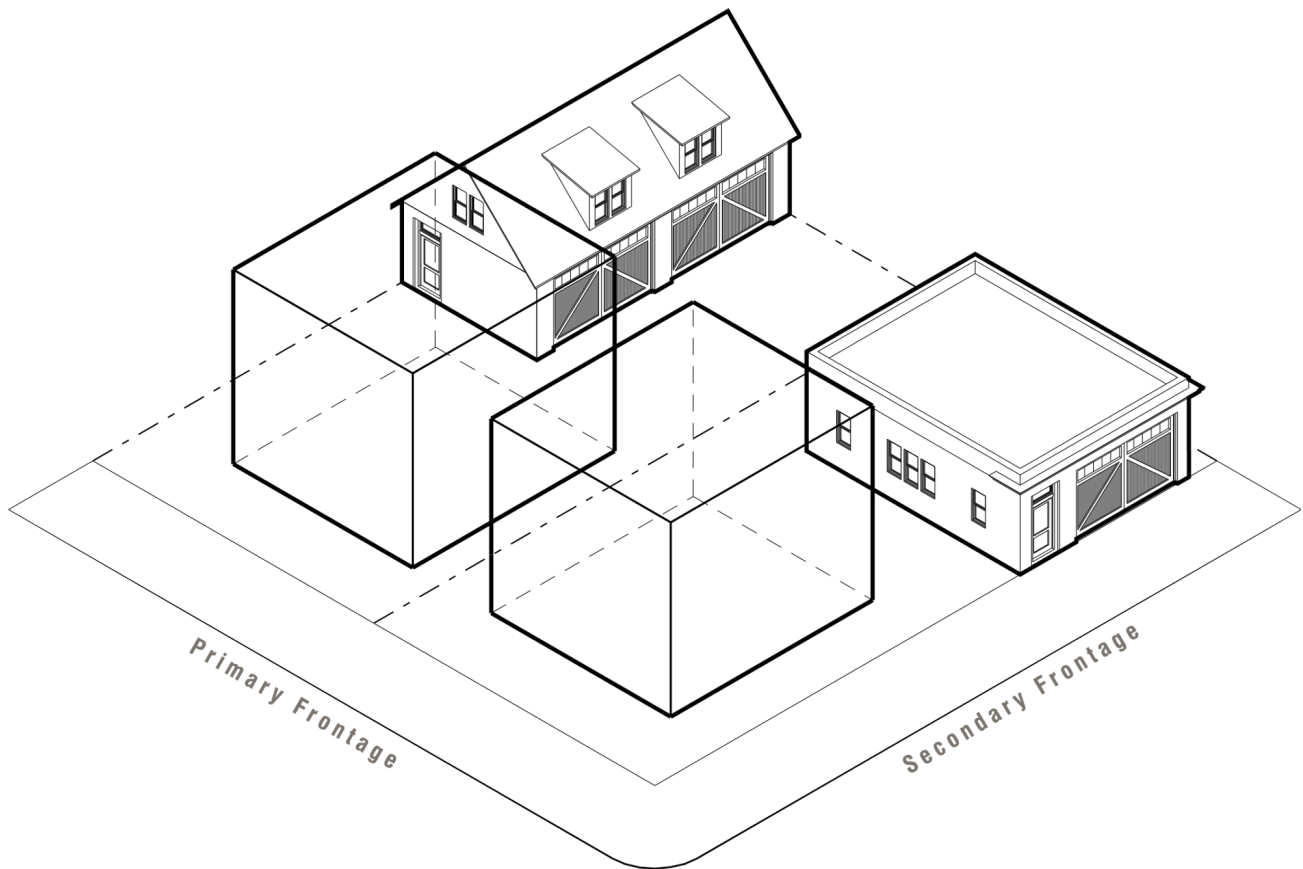
Standards

1. Workshop buildings must be oriented perpendicular to the primary thoroughfare (excluding alleys).
2. The workshop footprint may not exceed 20,000 sf.
3. Shed dormers may ignore the gable end and ridge line setback in order to form a continuous monitor style roof along the entirety of the ridge beam.

Architectural Components

Arcade	Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Not Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Small Workshop



Description

An accessory building that provides space for fabrication uses.

Accessory Building Placement

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

Building Form

Building Width	30 ft max
Building Length	30 ft max
Total Stories	2 stories max
First Floor Height	9 ft min, 15 ft max
Upper Floor Height	9 ft min, 12 ft max
First Floor Elevation	0 ft min
Attachments	1 max

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Permitted
Rear Addition	Not Permitted
Side Wing	Not Permitted
Tower	Not Permitted

Allowable Units

1 unit max varies

Roofs

Flat	Permitted
Gable	Permitted
Gambrel	Not Permitted
Hipped	Not Permitted
Mansard	Not Permitted
Shed	Permitted

Fenestration

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

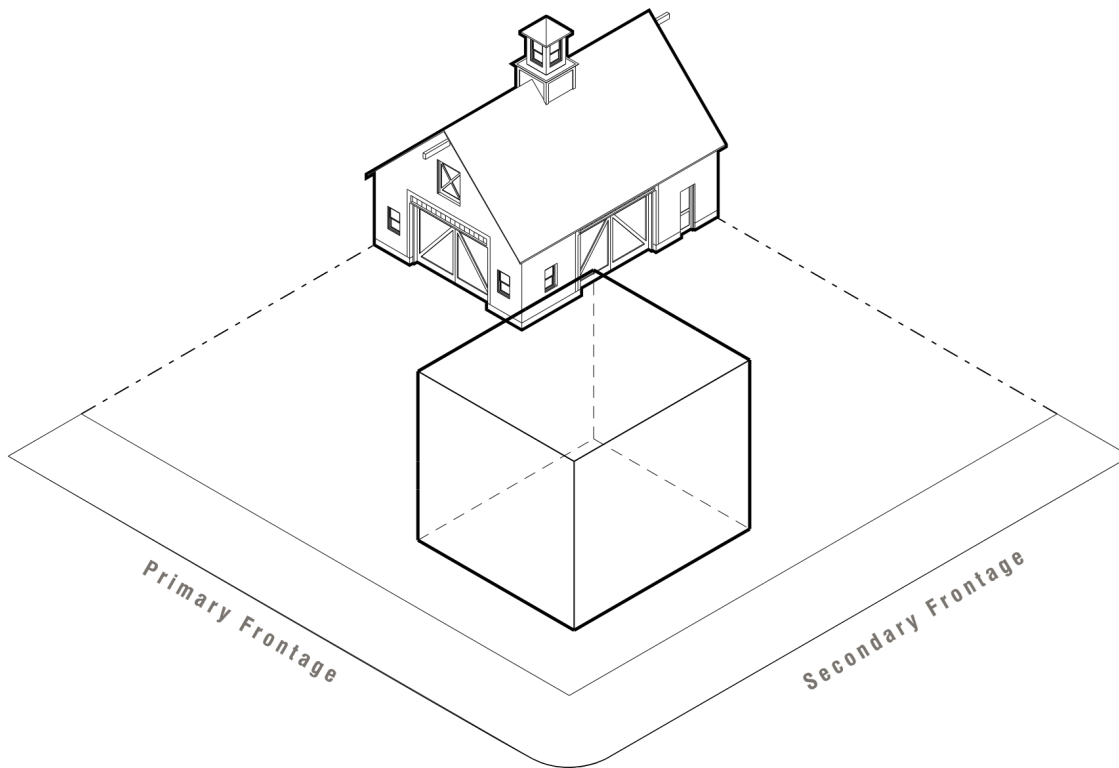
Standards

1. The small workshop must be setback at least 20 ft from the front facade of the primary building.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Barn



Description

A large accessory building that provides space for agricultural, fabrication, storage, or other permitted non-residential uses.

Accessory Building Placement

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

Building Form

Building Width	30 ft max (2)
Building Length	40 ft max (2)
Building Area	10,000 sf max (2)
Total Stories	2 stories max
First Floor Height	n/a
Upper Floor Height	n/a
First Floor Elevation	0 ft min
Attachments	none

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Not Permitted
Rear Addition	Permitted
Side Wing	Permitted
Tower	Permitted

Allowable Units

1 unit max

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Not Permitted
Mansard	Not Permitted
Shed	Not Permitted

Fenestration

First Floor Fenestration	optional
Upper Floor Fenestration	optional

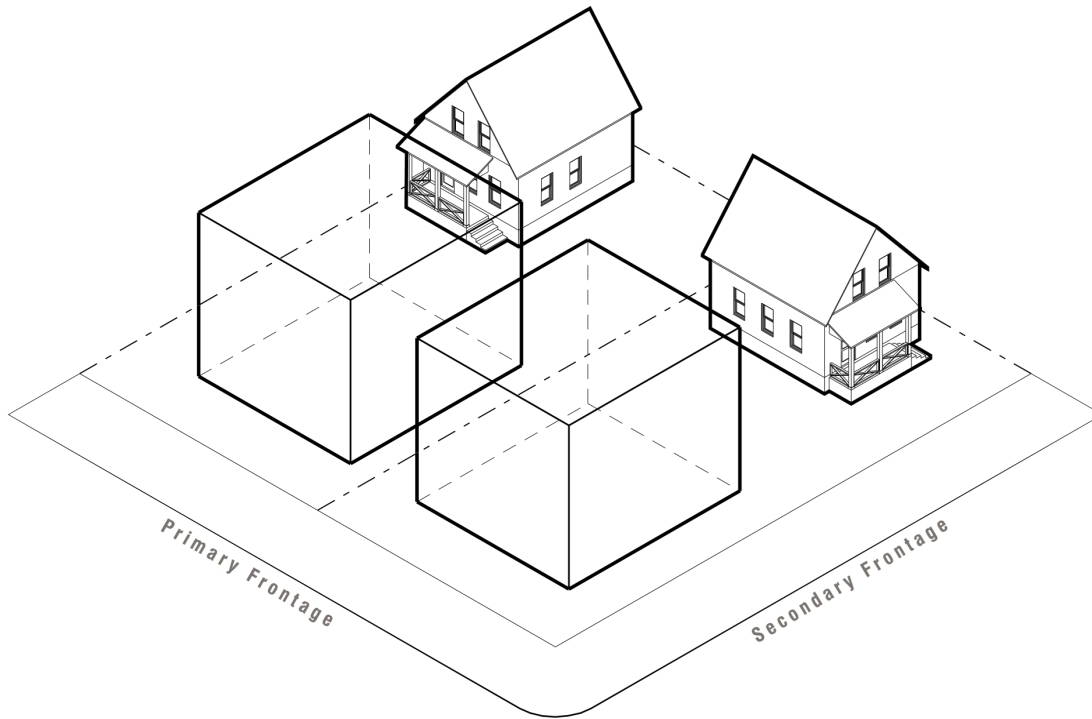
Standards

1. Barns must be set back at least 20 ft from the front facade of the primary building, except in T2.
2. Barns may exceed maximum measurements for length and width in T2 when part of a working agricultural operation.
3. Barn doors located within the frontage zone must be sliding or swinging wooden doors.
4. Shed dormers may ignore the gable end and ridge line setback in order to form a continuous monitor style roof along the entirety of the ridge beam.

Architectural Components

Arcade	Not Permitted
Balcony	Not Permitted
Bay Window	Not Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Not Permitted
Porch	Not Permitted
Portico	Not Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Back Cottage



Description

An accessory building that provides space for an accessory dwelling unit.

Accessory Building Placement

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

Building Form

Building Width	24 ft max
Building Length	36 ft max
Total Stories	2 stories max
First Floor Height	9 ft min, 15 ft max
Upper Floor Height	9 ft min, 15 ft max
First Floor Elevation	0 ft min
Attachments	none

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Permitted
Rear Addition	Not Permitted
Side Wing	Not Permitted
Tower	Not Permitted

Allowable Units

1 residential unit max

Roofs

Flat	Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Not Permitted
Shed	Permitted

Fenestration

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

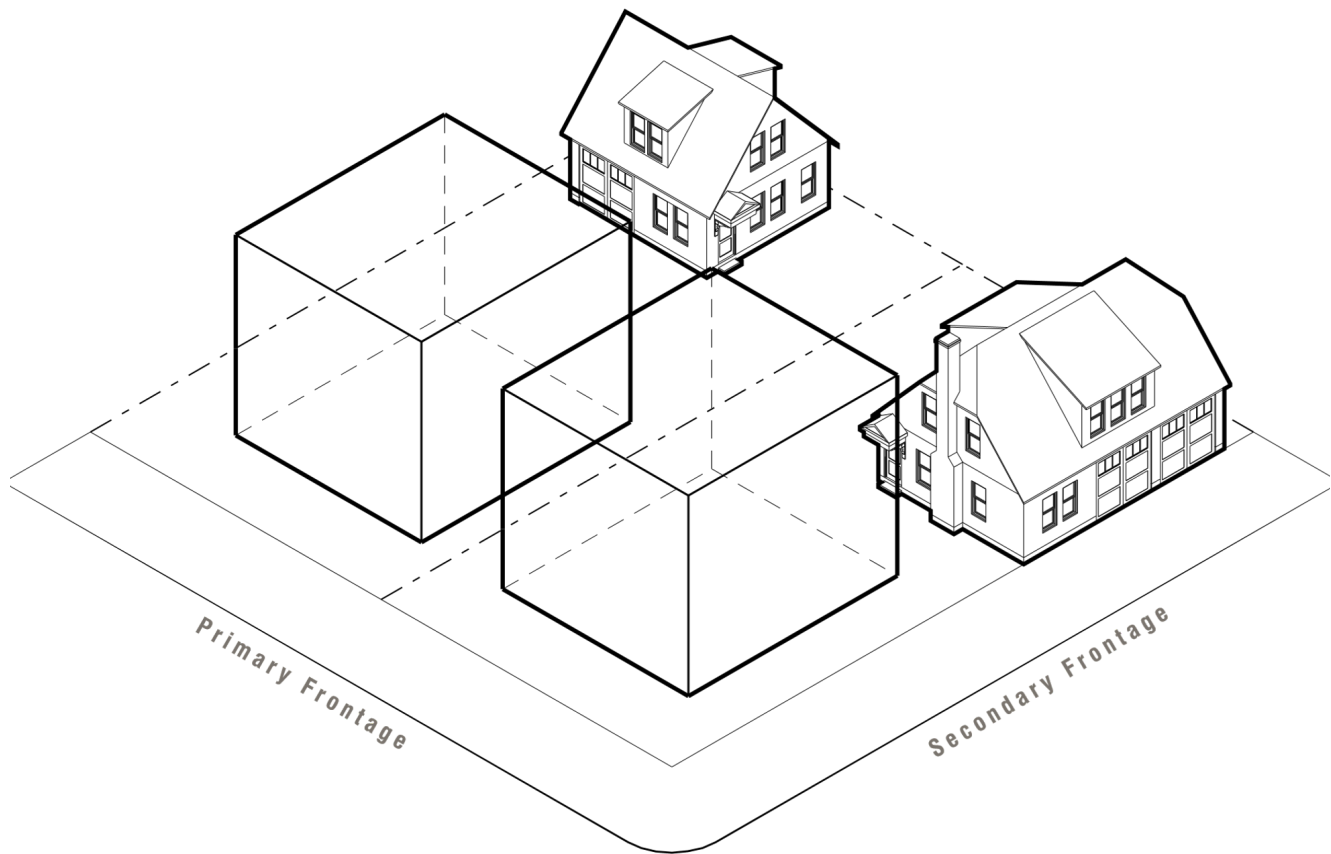
Standards

1. The back cottage must be set back at least 20 ft from the front facade of the primary building.
2. A back cottage may possess a chassis with independent suspension and axles capable of free rotation, provided:
 - a. The back cottage has a permanent connection to water, sanitary, and power utilities.
 - b. The chassis is screened in such a way as to be indistinguishable from a traditional foundation.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Not Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Carriage House



Description

An accessory building that provides space for parking, a workshop, an accessory unit, or a combination thereof.

Accessory Building Placement

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

Building Form

Building Width	24 ft max
Building Length	36 ft max
Total Stories	2 stories max
First Floor Height	9 ft min, 15 ft max
Upper Floor Height	9 ft min, 15 ft max
First Floor Elevation	0 ft min
Attachments	1 max

Massing Components

Connector	Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Permitted
Rear Addition	Not Permitted
Side Wing	Not Permitted
Tower	Not Permitted

Allowable Units

1 unit max varies

Roofs

Flat	Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Not Permitted
Shed	Permitted

Fenestration

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

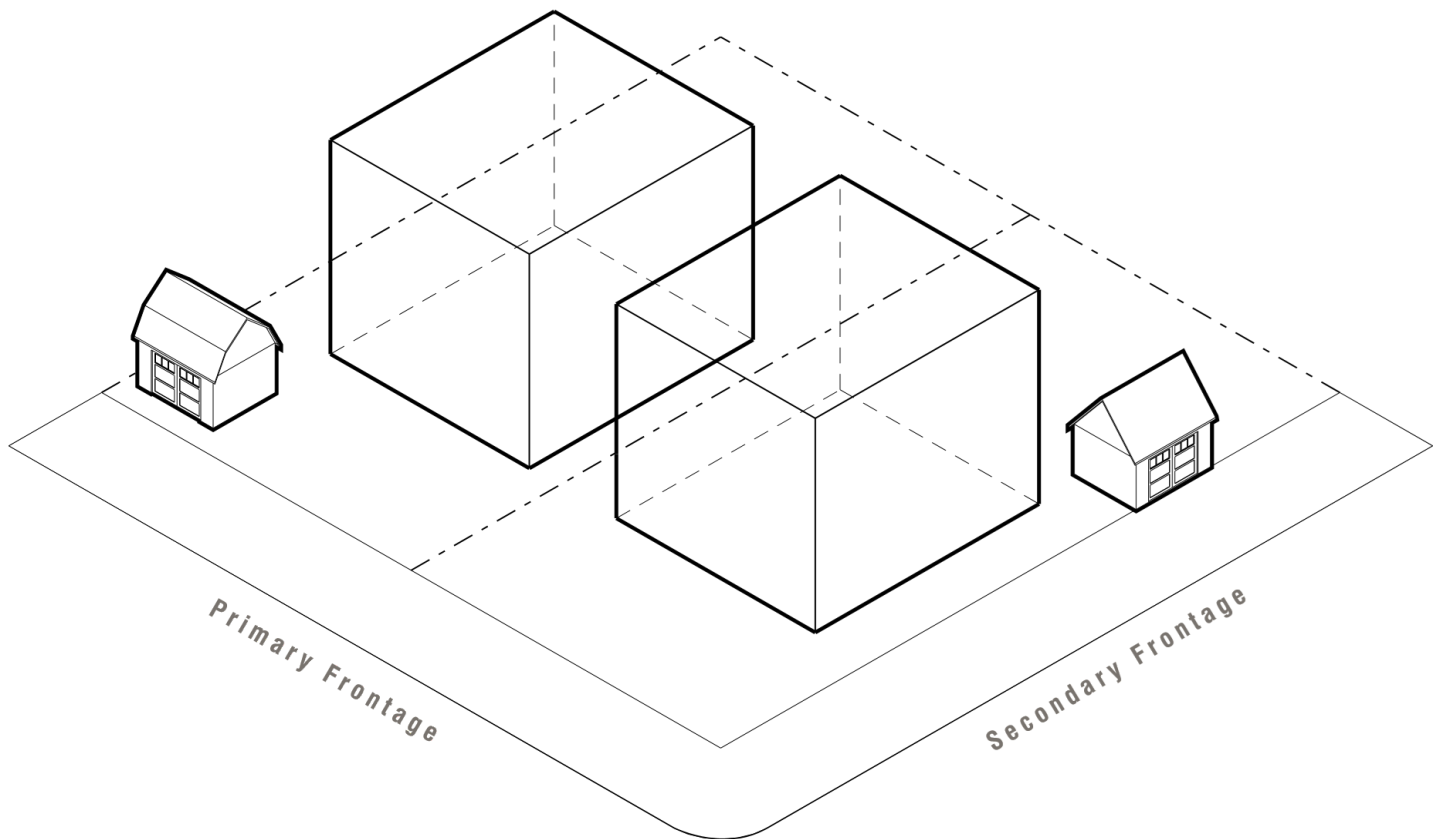
Standards

1. The Carriage House must be set back at least 20 ft from the front facade of the primary building, unless located within a rural compound or connected farmhouse.

Architectural Components

Arcade	Not Permitted
Balcony	Permitted
Bay Window	Permitted
Canopy	Permitted
Cross Gable	Permitted
Cupola	Permitted
Deck	Permitted
Dormer Window	Permitted
Gallery	Permitted
Porch	Permitted
Portico	Permitted
Roof Deck	Permitted
Shed Dormer	Permitted
Stoop	Permitted
Turret	Not Permitted

Farmstand



Description

An accessory building that is temporary or modular that provides space to sell agricultural products, or that temporarily alleviates a gap in a street wall with small commercial space.

Accessory Building Placement

Primary Front Setback	0 ft min
Secondary Front Setback	0 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

Building Form

Building Width	12 ft max
Building Length	12 ft max
Total Stories	1 story max
First Floor Height	10 ft min, 15 ft max
Upper Floor Height	n/a
First Floor Elevation	0 ft min
Attachments	none

Massing Components

Connector	Not Permitted
Extended Shopfront	Not Permitted
Penthouse	Not Permitted
Port-Cochere	Not Permitted
Rear Addition	Not Permitted
Side Wing	Not Permitted
Tower	Not Permitted

Allowable Units

1 commercial unit max

Roofs

Flat	Not Permitted
Gable	Permitted
Gambrel	Permitted
Hipped	Permitted
Mansard	Not Permitted
Shed	Permitted

Fenestration

First Floor Fenestration	0% min
Upper Floor Fenestration	0% min

Standards

None

Architectural Components

Arcade	Not Permitted
Balcony	Not Permitted
Bay Window	Not Permitted
Canopy	Not Permitted
Cross Gable	Permitted
Cupola	Not Permitted
Deck	Not Permitted
Dormer Window	Permitted
Gallery	Not Permitted
Porch	Permitted
Portico	Not Permitted
Roof Deck	Not Permitted
Shed Dormer	Permitted
Stoop	Not Permitted
Turret	Not Permitted

Components

1. PURPOSE

- a. To provide a clear and flexible system for enabling the construction of new buildings and the expansion and modification of existing buildings.

2. APPLICABILITY

- a. Applies to all buildings in the MU district, including primary buildings (comprised of a main building mass and components) and accessory buildings (comprised of a main building mass and components).

3. GENERAL

- a. At least one component is required per primary building except on the mixed-use building and lined parking garage.

4. ATTACHMENTS

- a. All components may attach to other components, unless otherwise indicated.
- b. All components are allowed to stack on top of one another, unless otherwise indicated.
- c. Multiple components of the same type may be used more than once, unless otherwise indicated.
- d. Multiple components of the same type may not attach to each other, unless specifically allowed, and must be separated horizontally by a distance of no less than 1 ft.
- e. Two components may not occupy the same space (overlap), unless specifically allowed.
- f. Any enclosed component, that is permitted to extend flush with a side or rear lot line, is permitted to attach to a neighboring structure also built flush to the same lot line.

5. ENCROACHMENTS

- a. In the MU District, components may encroach their entire width and/or depth into all setbacks.
- b. In the MU District, components may be allowed to encroach into the public right-of-way by special permit.

6. NONCONFORMING COMPONENTS

- a. Routine repair and maintenance of nonconforming components is permitted.
- b. Nonconforming components may be altered to eliminate or reduce a nonconformity or to create a conforming component that meets the standards of this Code.
- c. The dimensions of a nonconforming component may be expanded within the allowed setbacks of the district and to the extent permitted by the assigned component type.
- d. When a nonconforming component is destroyed and requires total replacement, the component must be rebuilt to meet with the standards of this Code.

- e. When any portion of a nonconforming component is damaged and does not require a total reconstruction, it may be repaired and rebuilt to its previous condition.

7. FIRE ESCAPES

- a. Fire escapes may be added to existing buildings when no other means of providing egress is possible or practical.
- b. Exterior fire escapes may encroach upon all setbacks.
- c. A fire escape may encroach upon a public right-of-way by special permit.
- d. Sizing and location of fire escapes must be approved by the Fire Marshall.

Massing Components:

Side Wing

Description

A multi-story extension from the side walls of a primary building or accessory building.

Standards

1. Side wings may not encroach on setbacks.
2. The primary building may only have one side wing per side.
3. Side wings may be centered or offset at the side wall of the primary building, provided they share at least 6 ft with the common wall.
4. A side wing may only attach to a primary or accessory building, though other components may attach to it.
5. The side wing may be used for vehicular parking, provided the Carriage House doors are not within the frontage zone.

Dimensions

Setback from facade	8 ft min
Width	max 2/3 width of primary building
Projection	max 2/3 width of primary building
Absolute Height	Equal to or less than height of primary building
Fenestration	20% min
Height	n/a
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Rear Addition

Description

An extension from the rear wall of a primary building or accessory building.

Standards

1. Rear additions may not encroach on setbacks.
2. The primary building may only have one rear addition.
3. Rear additions may be centered or offset at the side wall of the primary building, provided they share at least 6 ft with the common wall.

Dimensions

Setback from facade	n/a
Width	Max width of rear wall, less 2 ft
Projection	Less than or equal to the width of the main building mass
Absolute Height	n/a
Fenestration	20% min
Height	Equal to or less than height of the main building mass
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Extended Shopfront

Description

An extension on the front of a building to provide new or expanded commercial space and a shopfront.

Standards

1. Extended shopfronts may wrap around corners to join with an accessory shop or another extended shopfront on another building face.
2. Extended Shopfronts may not attach to accessory buildings with the exception of an accessory shop.
3. Only 1 Extended Shopfront allowed per building face.

Dimensions

Setback from facade	n/a
Width	No more than the width of the building face to which it attaches
Projection	0 ft min
Absolute Height	n/a
Fenestration	70% min (Shopfront) 30% min (Upper Stories)
Height	Max equal to total number of full building stories
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Tower

Description

A building component that is significantly taller than it is wide as a way to gain views and additional habitable space.

Standards

1. Towers must attach to the main building mass.
2. Towers must be constructed on a foundation that extends to the ground plane.
3. Towers may be square, multi-sided, or curved, but should possess radial symmetry.
4. Towers may intersect with and occupy the same space as porches, galleries, arcades, and decks.
5. Tower may extend horizontally beyond the building face(s) to which they are attached.
6. 1 Tower per lot max.
7. The highest point of a tower may extend above the highest point of the roof of the primary building.
8. Towers built as silos on a barn may ignore widow and door requirements.

Dimensions

Setback from facade	n/a
Width	n/a
Projection	n/a
Absolute Height	n/a
Fenestration	30% min (8)
Height	Maximum of one story above the highest story not contained within a roof
Length	n/a
Area	200 sf max
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Penthouse

Description

A rooftop structure, constructed to provide recreational space, residential space, or mechanical storage space, of considerably smaller footprint than that of the primary building.

Standards

1. Penthouses may only be attached to the mixed-use building, the apartment building, the Inn building and the fabrication building.
2. Penthouses should, wherever possible, be oriented away from frontage lines.
3. Penthouses must have a max floor area 40% less than the level below.
4. A penthouses may not extend beyond the face of the building to which it attaches.
5. Penthouses meant solely for the storage of mechanical equipment are exempt from window and door requirements.
6. The highest point of a penthouse may be higher than the highest point of the roof of the primary building.

Dimensions

Setback from facade	n/a
Width	(3)
Projection	n/a
Absolute Height	n/a
Fenestration	20% min
Height	n/a
Length	(3)
Area	n/a
Eave Height	12 ft max
Gable End Setback	n/a
Top Plate Height	n/a

Porte-Cochere

Description

A roofed, building element through which a vehicle may pass, and that provides shelter from inclement weather.

Standards

1. Porte-cocheres may link any two buildings or components.
2. Front and back faces of the porte-cochere must have openings of dimension sufficient to pass a vehicle through at the ground level.
3. Carriage House-style lifting doors are not permitted on a porte-cochere.
4. When associated with a commercial drive-through, the following standards apply, replacing any above standards as required:
 1. When located on the side of a building, a porte-cochere must be attached to the primary building, must be shorter than the eave of the building or no more than 16 ft in absolute height (whichever is lesser), and may not project more than 12 ft.
 2. When located on the side of a building, porte-cochere materials should match the materials used on the primary building.

Dimensions

Setback from facade	n/a
Width	16 ft max (4)
Projection	9 ft min (4)
Absolute Height	n/a
Fenestration	n/a
Height	1 story (4)
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Connector

Description

A narrow, roofed extension meant to link a main building mass to an accessory building or to a component of an accessory building.

Standards

1. Must attach on at least one side to the primary building.
2. Connectors may not encroach on setbacks.

Dimensions

Setback from facade	n/a
Width	8 ft min, max 2 feet less than the narrowest building face or component face to which it attaches
Projection	n/a
Absolute Height	May be one or more stories in height, but may not exceed the eave height of the smallest building element to which it is linked
Fenestration	10% min
Height	n/a
Length	Equal to or less than the length of the primary building (1)
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Architectural Components:

Porch

Description

A raised platform with stairs that provides access to a building entrance.

Standards

1. Porches may be partially or fully enclosed.
2. Porches may be projecting, engaged, or integral.
3. Porches may wrap around corners to attach to porches, galleries, decks, or balconies on abutting building faces.
4. Stairs may extend off the front or side of the porch, except when a porch is located on an upper floor in which case the stairs cannot be located along the primary frontage.
5. When built on an upper floor, porches must be supported from below by a porch, arcade, or other supporting component; or visually supported by brackets, corbels, or beams along its full depth.
6. When built at the first floor, the space between piles or piers must be enclosed with latticework or similar material, or concealed visually by evergreen landscaping, on all sides.

Dimensions

Setback from facade	n/a
Width	No more than the width of the adjoining building face
Projection	6 ft min, 12 ft max
Absolute Height	n/a
Fenestration	60% min when enclosed
Height	7 ft min
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Gallery

Description

A raised, roofed platform that provides additional living space, with access solely from the interior of a building.

Standards

1. Galleries may be partially or fully enclosed.
2. Galleries may be projecting or integral.
3. Galleries may wrap around corners to attach to porches, decks, balconies, or other galleries on abutting building faces.
4. When built on an upper floor, galleries must be supported from below by a porch, arcade, or other supporting component; or visually supported by brackets, corbels, or beams along its full depth.
5. When built at the first floor, the platform must extend visually to the ground plane.

Dimensions

Setback from facade	n/a
Width	No more than the width of
the building face to which it	
attaches	
Projection	6 ft min, 12 ft max
Absolute Height	n/a
Fenestration	60% min when enclosed
Clear Height	7 ft min
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Stoop

Description

A component type featuring set of stairs with a landing leading to the entrance of a building.

Standards

1. Stoops may be recessed into the building facade.
2. Stoop may be built perpendicular or parallel to the building face, but must lead directly to ground level or an abutting sidewalk from the building entrance.
3. A Recessed stoop may not be enclosed.
4. Stoops, when built as part of a townhouse or live/work flex building, may be configured as a split stair to access a below grade unit.
5. If a stoop is built encroaching onto a public sidewalk, it must provide at least 3 ft clear and unobstructed between its outermost face and the face of the curb.

Dimensions

Setback from facade	n/a
Width	3 ft 6 in min
Projection	3 ft 6 in min
Absolute Height	n/a
Fenestration	n/a
Height	7 ft min when recessed
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Cross Gable

Description

A gable or gambrel roof that projects perpendicular from the roof of the primary building to increase the habitable space within a roof.

Standards

1. Cross Gables may project outward from a building face (to a maximum of 12 ft) if supported from below by a component or visually supported by brackets, corbels, or a beam.
2. Two cross gables of equal size and roof pitch may be used together and may occupy the same space, with an overlap of no more than 1/2 the width of each.

Dimensions

Setback from facade	n/a
Width	Equal to eave width of the narrowest face of the primary building.
Projection	n/a
Absolute Height	n/a
Fenestration	20% min
Height	The ridge beam of the cross gable may not be higher than the ridge beam of the primary building.
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Shed Dormer

Description

A room, or portion of a room with a shed roof that projects vertically from the roof a building element, designed to provide increased light and expand the habitable space under a roof.

Standards

1. The windows in a shed dormer should be vertically proportioned and no more than 3 ft wide.
2. The face of the shed dormer must not project beyond the building eaves.
3. Gable end setbacks may be 0 ft from the building face when not visible from a thoroughfare (not including alleys).

Dimensions

Setback from facade	n/a
Width	n/a
Projection	n/a
Absolute Height	n/a
Fenestration	20% min
Height	n/a
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	1 ft min (3)
Top Plate Height	n/a

Dormer Window

Description

A window or group of up to 3 windows with a gable, hip, or shed roof that projects vertically from the roof a building element, designed to provide increased light and expand the habitable space within a roof.

Standards

1. The window(s) in a dormer window should be vertically proportioned and no more than 3 ft wide.
2. The total width of a dormer window must be no more than 18 inches wider than the rough opening required for its windows.
3. The face of the dormer window must not project beyond the building eaves.
4. When attached to a mansard or gambrel roof, the eave of the dormer may not pass above the chine of the roof.

Dimensions

Setback from facade	n/a
Width	(2)
Projection	n/a
Absolute Height	n/a
Fenestration	n/a
Height	(4)
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Bay Window

Description

An enclosed window assembly extending from the face of a building element to permit increased light, multi-directional views, and articulate a building facade.

Standards

1. Bay windows must be visually supported by brackets, corbels, or a beam along their full depth or, when built at the first floor, may extend visually to the ground plane.
2. Bay windows may only attach to the main building mass, additions, accessory buildings, towers, porte-cocheres, connectors, cross-gables, extended shopfronts, and penthouses.
3. Bay windows may intersect with and occupy the same space as porches, balconies, galleries, arcades, and decks.
4. Bay windows must attach to a single building face and may not wrap around corners.
5. Bays windows may be two sided, multi-sided, or curved.
6. Bay windows may provide openings for doorways or windows.

Dimensions

Setback from facade	n/a
Width	16 ft max
Projection	6 in min, 4 ft max
Absolute Height	n/a
Fenestration	30% min
Height	n/a
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	Max equal to total number of full building stories.

Balcony

Description

An unroofed platform attached to a building face with a railing that provides outdoor space above the first floor.

Standards

1. Balconies are only permitted on upper stories.
2. Balconies may not be enclosed and must be unroofed unless it is recessed into the envelope of the building or component to which it is attached.
3. Balconies may be projecting, integral, terraced, or a combination thereof.
4. Balconies may wrap around corners to attach to galleries, porches, decks, or balconies on abutting building faces.
5. A balcony must be visually supported by brackets, corbels, or beams along its full width, or physically supported by another component.
6. A projecting balcony must have a clear height above the ground of at least 10 ft.
7. The railing of any balcony oriented toward a frontage must have posts and railings with spacing, except when recessed into the envelope of the building to which it is attached.
8. When built on top of a porch, gallery, portico, or arcade, the balcony may extend to the boundaries of the component below.

Dimensions

Setback from facade	n/a
Width	No more than the width of the adjoining building face.
Projection	8 ft max
Absolute Height	n/a
Fenestration	n/a
Height	n/a
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Arcade

Description

A ground-level roofed structure that provides cover and is supported on regularly spaced pillars, columns, or archways.

Standards

1. Arcades may be projecting or integral.
2. Arcades may be partially or fully enclosed with windows, doors, or decorative ironwork provided they maintain at least 90% transparent openings.
3. When projecting over a sidewalk must extend the full width, less 2 ft.
4. Arcades located along a primary or secondary frontage, or within the town right-of-way may not be enclosed.
5. Arcades may wrap around corners to attach to other arcades on abutting building faces.

Dimensions

Setback from facade	n/a
Width	n/a
Projection	8 ft min and no more than the height of the first floor of the main building mass.
Absolute Height	n/a
Fenestration	70% min when enclosed
Height	8 ft min
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Portico

Description

A roofed structure above a stoop or platform supported on columns or pillars, which shields occupants from inclement weather and provides access to a building entrance.

Standards

1. No span between columns or pillars may be larger than the height of adjacent columns or pillars.
2. A portico may not exceed the height of the primary ridge beam on the building element to which it attaches.
3. A portico must be elevated on a platform at least 1 foot from the surface of the ground.

Dimensions

Setback from facade	n/a
Width	3 ft 6 in min
Projection	3 ft 6 in min, 8 ft max
Absolute Height	n/a
Fenestration	n/a
Height	8 ft min
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Canopy

Description

A fixed, wall mounted overhang extending from a building to provide shade and weather protection for pedestrians.

Standards

1. Canopies should be visually supported on wood or metal brackets, or suspended by cable or chain.
2. Canopies should be inset from the corners of the wall to which they are attached by at least 3 inches.

Dimensions

Setback from facade	n/a
Width	4 ft min
Projection	3 ft min
Absolute Height	n/a
Fenestration	n/a
Height	8 ft min
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Deck

Description

A roofless, uncovered, raised platform accessible from a secondary entrance to a building that provides outdoor amenity space.

Standards

1. Decks are not permitted along frontages.
2. The space between piles or piers must be enclosed with latticework or similar material, or concealed visually by evergreen landscaping, on all sides, except for decks that are elevated more than 8 ft from the ground plane.
3. Decks may not be enclosed.

Dimensions

Setback from facade	2 ft min
Width	8 ft min
Projection	6 ft min
Absolute Height	n/a
Fenestration	n/a
Height	n/a
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Turret

Description

A small, decorative, tower-like extension from the wall or corner of a building, meant to provide distinctive living space or to terminate an important axis.

Standards

1. Turrets must be visually supported by brackets, corbels, or a beam along their full width, or physically supported by another component.
2. Turrets may be square, multi-sided, or curved, and must possess radial symmetry.
3. Turrets may wrap around corners.
4. Turrets may intersect with and occupy the same space as porches, balconies, galleries, arcades, and decks.
5. Turrets must extend beyond the building face(s) to which they are attached.
6. The highest point of the roof of a turret may be higher than the highest point of the roof of the primary building.

Dimensions

Setback from facade	n/a
Width	Must be equal to length
Projection	n/a
Absolute Height	n/a
Fenestration	30% min
Height	The top plate of a turret may not exceed the height of the top plate of the adjoining building
Length	8 ft max
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Roof Deck

Description

A raised uncovered platform with a railing on the roof of a building that provides outdoor amenity space and access to views.

Standards

1. The width of roof decks may not exceed 50% of the building width, except on a flat roof they may extend to fill the entire roof.
2. The railing must be constructed with posts and rails with spacing such that it does not exceed 50% opacity, except when built on a flat roof.
3. Roof decks built on a flat roof may extend to the building parapet and use the parapet as a railing, provided it is of sufficient height.
4. Roof decks may only be built on the main roof of a primary, building accessory building, rear additions, side wings, connectors, galleries, and porches.
5. The highest point of a roof deck may be higher than the highest point of the roof of the primary building.

Dimensions

Setback from building faces	5 ft min from every building face (3)
Width	n/a
Projection	n/a
Absolute Height	n/a
Fenestration	n/a
Height	n/a
Length	n/a
Total Area	400 sq ft max
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Cupola

Description

A small roof structure, possessing radial symmetry, used to provide light and ventilation to a building, or as a belfry, overlook, lantern, or additional habitable space.

Standards

1. A cupola's maximum area must be no greater than 150 SF.
2. Cupolas may only attach to the main building mass, penthouses, roof decks, towers, porte-cocheres, and accessory buildings.
3. The highest point of a cupola may be higher than the highest point of the roof of the primary building.

Dimensions

Setback from facade	n/a
Width	n/a
Projection	n/a
Absolute Height	n/a
Fenestration	40% min
Height	Less than or equal to the maximum upper floor height for the main building mass or accessory building to which it is attached, measured from the top of the primary ridge beam to the base of the cupola's eaves.
Length	n/a
Area	n/a
Eave Height	n/a
Gable End Setback	n/a
Top Plate Height	n/a

Natural Lane



Description

An unpaved thoroughfare that provides access through blocks and to the front, sides, or backs of residential building types.

Roadway

Right of Way Width	18 ft
Pavement Width	8 ft min, 12 ft max
Movement	Yielding
No. of Travel Lanes	1 lane, unmarked
Travel Lane Width	14 ft with 2 ft stable shoulder
Parking Lanes	n/a
Parking Lane Width	n/a
Parking Stall Type	Opportunistic

Curb & Drainage

Curb Type	None
Drainage Type	Pervious or bioswale
Curb Radius	n/a

Encroachments

Width	n/a
Walkway Type	none
Walkway Width	n/a
Planter Type	none
Planter Width	n/a
Furnishing Zone	none

Standards

1. These provisions apply notwithstanding any other conflicting section of the Code.
2. Right of way width may be extended to 20 ft max to support fire and EMS equipment.

WARRANT ARTICLE XXX

Article XX. Shall an ordinance entitled “2024 Amendments to the Zoning Ordinance of the Town of Casco Regarding LD 2003” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

**2024 AMENDMENTS TO THE ZONING ORDINANCE OF THE TOWN OF CASCO
REGARDING LD 2003**

The Zoning Ordinance of the Town of Casco shall be amended as follows (additions are underlined and deletions are ~~struck out~~):

ARTICLE 2: DEFINITIONS

§ 215-2.1 Word usage and definitions.

ACCESSORY RESIDENTIAL APARTMENTS DWELLING UNIT

~~Accessory residential apartments, attached or detached, shall be allowed in a residential zone provided that the existing structure and accessory apartment shall not cover the lot by more than 30%, including the area of the septic system. If the number of bedrooms or potential bedrooms exceeds by more than one the number of bedrooms that the existing septic system is designed for, a replacement or expanded system shall be installed before occupancy. If the total number of potential bedrooms or potential bedrooms increases by one, a replacement or expanded septic system shall be designed and recorded in the Registry of Deeds. The accessory apartment shall not comprise more than 720 square feet of interior floor area excluding stairways. Not more than one accessory residential apartment shall be permitted per lot.~~

A self-contained dwelling unit of at least 190 square feet of total floor area, located within, attached to, or detached from a single-family dwelling unit located on the same parcel of land.

AFFORDABLE HOUSING DEVELOPMENT

“Affordable housing development” means:

1. For rental housing, a development in which a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888,

Commented [VF1]: This set of amendments does not address the increased # of dwelling units permitted on a lot without triggering subdivision. It should be stated that each lot with an existing structure may have an additional unit and an ADU; and that new lots may have up to 4 total units. It should also state that, in order to have additional units there is a stacking of required lot area. Example. If the base zoning requires 60,000 sf for one dwelling, a new lot can have 4 units but it requires 240,000 sf.

See guidance from DECD page 9.

Recommend adding a section to the ordinance that states how to determine #units and area requirement

Commented [VF2]: Alternative definition: ADUs shall be at least the minimum size adopted by the Technical Building Code and Standards Board pursuant to 10 M.R.S. §9722 and shall not exceed 900 square feet. If an ADU occupies a portion of an existing Structure on a single floor or on multiple floors, or an existing detached Structure will be converted to an ADU, the Planning Department may allow for an increase in the allowed size of the ADU up to 1,215 square feet in order to efficiently use all of the floor area, so long as all other standards of this section are met.

Commented [VF3]: Recommend using the full state definition for Affordable Housing Development; recommend also adding it as a permitted use under the districts where multifamily housing is currently permitted. This isn’t all districts in Casco and for ease of use, recommend it’s identified where/where its not allowed.

Commented [VF4R3]: Removed this: A proposed duplex or multiplex development, where at least 51% of the proposed units will qualify as affordable housing, as defined in this Ordinance.

Inserted new definitions.

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Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs; and

2. For owned housing, a development in which a household whose income does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development under the *United States Housing Act of 1937*, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.
3. For purposes of this definition, "majority" means more than half of proposed and existing units on the same lot.
4. For purposes of this definition, "housing costs" include, but are not limited to:
 - a) For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and
 - b) For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner's insurance, condominium fees, and homeowners' association fees.

ARTICLE 4: ZONING DISTRICTS

§ 215-4.4

B. Housing Programs.

- (1) A density bonus is available for Affordable Housing Developments as permitted by § 215-5.35 Affordable Housing Development Density Bonus.
- (2) Additional dwelling units may be permitted on a lot if in accordance with § 215-5.36 Dwelling Unit Allowances.

§ 215-4.5

Village District (V)

- E. ~~Density bonus for a~~**Density bonus for affordable housing.** ~~Single-family subdivisions comprised of 25% or more of affordable housing units as defined shall have minimum lot sizes of 50,000 feet. Multiplex and planned residential developments that include 25% or~~

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~~more affordable housing units as defined shall have a minimum of 50,000 square feet of net residential area per dwelling unit.~~

§ 215-4.6 Residential District (R)**B. Permitted Uses.**

(2) The following uses require site plan review.

~~(a) Dwelling, multiplex.~~

§ 215-4.7 Commercial District (C)**C. Permitted Uses.**

(2) The following uses require site plan review:

~~(ll) Dwelling, multiplex.~~

D. Space standards.

~~(6) Minimum land area per dwelling unit for subdivisions: 60,000 square feet of net residential area.~~

ARTICLE 5: PERFORMANCE STANDARDS**§ 215-5.22 Off-street parking.**

H. Parking requirements shall be calculated utilizing one of the following formulas:

Use	Parking Spaces Required (Minimum)
Residential, Base	2 per dwelling unit
Residential, Affordable	<u>2 for every 3 dwelling units</u>
Accessory Dwelling Unit	<u>No additional parking required</u>

~~§ 215-5.XX Accessory dwelling units (ADUs).~~

Commented [VF5]: Who suggested removing this? The point of having NRA is to deduct truly non-buildable land. Recommend this stays.

Commented [VF6]: Does this need to be .35, bumping the others down a number?

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- A. ADUs are permitted as of right in all zoning districts where residential uses are permitted.
- B. The Code Enforcement Officer is authorized to issue a building permit for the construction of an ADU provided all standards of this section and ordinance are met.
- C. The approval of an ADU is conditional on the applicant obtaining all required building, plumbing, electrical and any other necessary municipal permits.
- D. ADUs shall be at least the minimum size adopted by the Technical Building Code and Standards Board pursuant to 10 M.R.S. §9722 and shall not exceed 750 square feet. If an ADU occupies a portion of an existing Structure either on a single floor or on multiple floors, or an existing detached Structure will be converted to an ADU, the Planning Board may allow for an increase in the allowed size of the ADU up to 1,215 square feet in order to efficiently use all of the floor area, so long as all other standards of this section are met.
- B. ADUs are subject to the same setback requirements as the principal dwelling.
- C. An ADU must comply with all shoreland zoning requirements imposed by this Code and by the Maine Department of Environmental Protection.
- E. Prior to the issuance of a building permit for the construction of an accessory dwelling unit, the applicant must submit written verification that the accessory dwelling unit is connected to adequate water and wastewater facilities. Proof of adequacy must be consistent with the requirements of 30-A M.R.S. § 4364-B(7), as may be amended.
- F. One accessory dwelling is allowed per lot; provided, however,
(1) that no accessory dwelling unit is permitted on a lot where an additional principal dwelling unit has been constructed due to an increase in density permitted under 30-A M.R.S. § 4364-A, as may be amended;
(2) An ADU is not permitted on a lot that is subject to an existing Contract Zone Agreement that modifies the permitted density of residential development by allowing said density to be greater than otherwise permitted unless said Contract Zone Agreement is first amended to permit the addition of an ADU.

Commented [VF7]: Recommend if an accessory dwelling unit is located in a detached accessory building that it abides by the side and rear setback requirement of the accessory building, not a principle building.

§ 215-5.35 Affordable Housing Development Density Bonus

- A. The purpose of this section is to define the performance standards with which an affordable housing development must comply to be eligible for the incentives outlined in P.L. 2021, Chapter 672 and its implementing rules.

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B. Affordability Standards.

- (1) Where 51% or more of the total proposed and existing dwelling units on the same lot or within a common scheme of development are designated as affordable rental units or affordable homeownership units.
- (2) Prior to issuing a Certificate of Occupancy for an affordable housing development, the owner of the affordable housing development must execute a restrictive covenant that is enforceable by a party acceptable to the Town and record the restrictive covenant in the Cumberland County Registry of Deeds to ensure affordability for at least 30 years after completion of construction.
- (3) The restrictive covenant shall require that occupancy of all the affordable rental units in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy through the term of the restrictive covenant.
- (4) The restrictive covenant shall require that occupancy of all the affordable homeownership units in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy through the term of the restrictive covenant.
- (5) The restrictive covenant shall outline sales prices, resale prices, initial rents and rent increases, and income verification processes, for affordable units to ensure affordability for the entire affordability term to the extent legally possible. The deed restriction shall also outline marketing and tenant selection for the affordable units consistent with state and federal fair housing laws. The deed restriction shall also identify a monitoring agent for the affordable units.
- (6) Affordable homeownership units, if converted to affordable rental units, or vice versa, shall become subject to the income limits and other requirements of such units.

C. Location Standards.

- (1) The affordable housing development is located in a designated growth area of the Town of Casco, identified in its adopted Comprehensive Plan, and,
- (2) The affordable housing development is located in an area in which multifamily or multiplex dwellings are permitted by this ordinance.

D. Water and Wastewater Standards.

Prior to the issuance of a Certificate of Occupancy, written verification that each unit of the affordable housing development is connected to adequate water and wastewater services shall include the following:

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- (1) If a unit is connected to a public, special district, or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system.
- (2) If a unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector pursuant to 30-A M.R.S. §4221. Plans for a subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules.
- (3) If a unit is connected to a public, special district, or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit.
- (4) If a unit is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10 section 10.25(I), Land Use Districts and Standards. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

E. Incentives.

If the requirements of this section are met, the following incentives are allowed for the affordable housing development:

- (1) A dwelling unit density bonus of 2.5 times the base density that is otherwise allowed in that location. Where the density bonus results in a fraction, the number of units is rounded up to the nearest whole number. In areas where there are no base density requirements, there is no density bonus.
 - (a) The 2.5 times density bonus is applied to the total dwelling units derived from calculating the Net Residential Acreage of the development site.
 - (b) No more than two off-street parking spaces are required for every three dwelling units in the affordable housing development. Where the maximum off-street parking spaces results in a fraction, the total number of parking spaces may be rounded up or down to the nearest whole number.
 - (c) The Town shall perform its review of Affordable Housing Developments in as expedited a manner as is practical, without impairing the scope of thoroughness of its review. The review shall consist of a mandatory pre-application meeting with Town of Casco staff.

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F. Nothing in this section exempts an affordable housing development to comply with all other standards of Chapter 215.

§ 215-5.36 Dwelling Unit Allowances

A. Lots in a Designated Growth Area. Additional dwelling units may be allowed on lots where residential uses are permitted beginning on July 1, 2024, subject to the following standards:

- (1) If a lot does not contain an existing dwelling unit, up to four dwelling units per lot are allowed if:
 - (a) The lot is located in an area in which housing is permitted and is located in the designated growth area of the most recently adopted Town of Casco Comprehensive Plan, and,
 - (b) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located.
 - (c) If the lot contains an ADU, the ADU counts towards the total unit count permitted.
 - (d) ADUs are exempt from providing additional lot area.
- (2) If a lot contains one existing dwelling unit, up to two additional dwelling units per lot are allowed if:
 - (a) The lot is located in an area in which housing is permitted and is located in the designated growth area of the most recently adopted Town of Casco Comprehensive Plan, and,
 - (b) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located.
 - (c) If the lot contains an ADU, the ADU counts towards the total unit count permitted.
 - (d) ADUs are exempt from providing additional lot area.
- (3) If a lot contains two existing dwelling units, one additional dwelling unit or one Accessory Dwelling Unit is allowed if:
 - (a) The lot is located in an area in which housing is permitted and is

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located in the designated growth area of the most recently adopted Town of Casco Comprehensive Plan, and,

- (b) The additional dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located.
- (c) ADUs are exempt from providing additional lot area.

B. Lots not in a Designated Growth Area. Additional dwelling units may be allowed on lots where residential uses are permitted beginning on July 1, 2024, subject to the following standards:

(1) If a lot does not contain an existing dwelling unit, up to two dwelling units per lot is allowed subject to the following:

(a) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located

(b) If the lot contains an ADU, the ADU counts towards the total unit count permitted.

(d) ADUs are exempt from providing additional lot area.

(2) If a lot contains one existing dwelling unit, an additional dwelling unit or an ADU is allowed, subject to the following:

(a) The lot is located in an area in which housing is permitted, and

(b) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located, except that ADUs are exempt from providing additional lot area.

C. Nothing in this section exempts a development from complying with all other standards of Chapter 215.

ARTICLE 9: SHORELAND ZONING**§ 215-9.14 Minimum lot standards.**

A. Area requirements within the shoreland zone.

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	Minimum Lot Area (square feet)	Minimum Shore Frontage (feet)
Residential, per dwelling unit <u>(excluding accessory dwelling units)</u>	80,000	200

DRAFT