

***Revisions to Definitions Related to Housing or Commercial-Zone Amendments
September 15, 2020 – DRAFT***

Highlighted sections show the most recent changes or discussion points for PB workshop

1 **§16.2 Definitions**

2
3 Affordable - The percentage of income a household is charged in rent and other housing
4 expenses, or must pay in monthly mortgage payments (including insurance, HOA fees, and
5 taxes), does not exceed 30% of a household's gross income, or other amount established in town
6 regulations that does not vary significantly from this amount.

7
8 Affordable Housing Unit -One dwelling unit of either affordable housing for rent or affordable
9 housing for sale.

10
11 Affordable Housing For Rent - A dwelling unit that may be rented for year-round occupancy for
12 which the rental cost does not exceed the maximum cost set forth for households making up to
13 80% of area median income, as determined by HUD's York-Kittery-South Berwick Metro Fair
14 Market Area (HMFA) limits. Annual rent increases are limited by deed restriction, lease
15 agreement or other legally binding agreement to the percentage increase in the HUD York-
16 Kittery-South Berwick Metro Fair Market Area (HMFA) median income figures for a household
17 of that size.

18
19 Affordable Housing For Sale - A dwelling unit that may be purchased for year-round occupancy
20 for which the selling price does not exceed the maximum price set forth for households making
21 up to 120% of area median income, as determined by HUD's York-Kittery-South Berwick Metro
22 Fair Market Area (HMFA) limits. The resale price is limited by deed restriction or other legally
23 binding agreement for all future sales of the unit, or a lesser term if permitted by regulations, to
24 the percentage increase in the HUD York-Kittery-South Berwick Metro Fair Market Area
25 (HMFA) median income figures for a household of that size.

26
27 Cottage Cluster - A group of size-restricted single-family detached dwelling units that share a
28 common lot as well as common open space and may share a parking area and/or accessory
29 structures.

30
31 Distribution Center – A warehouse or specialized building with refrigeration or climate control,
32 stocked with products to be shipped to retailers, wholesalers or directly to consumers.

33
34 Dwelling Unit - A room or group of rooms forming a habitable unit for one family household, with
35 facilities used or intended to be used for living, sleeping, cooking, eating and sanitary facilities. It
36 comprises at least 650 square feet of habitable floor space, except for elderly housing, an accessory
37 dwelling unit or a temporary, intrafamily dwelling unit. The term does not include a trailer. Such
38 a unit must meet the building code standards adopted and amended from time to time by Maine's
39 Bureau of Building Codes and Standards.

40
41 Fulfillment Center – A physical location, often a warehouse or a specialized building with
42 automation, from which a fulfillment provider fills customer orders from multiple e-commerce
43 retailers.

44

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- 45 Impervious surface - The total area of a parcel that consists of buildings and any associated
46 structures as well as roads, driveways, and parking areas, whether paved or unpaved and any
47 additional area that is covered with a low-permeability material such as asphalt, stone or concrete
48 or compacted through design or use to reduce permeability.
49
- 50 Shopping Fulfillment Centers – A physical location that combines a business’s retail functions
51 and its warehouse or distribution activities into one building. These facilities provide customers
52 options for viewing goods and placing orders online or onsite. Products are stored and orders are
53 processed onsite.