

Discussion: Mixed-Use Kittery Foreside (MU-KF) & Residential – Urban (RU)

Purpose: To better align zoning code standards with the existing built environment so that property improvements may be permitted by right instead of requiring Board of Appeals action, to allow for additional density consistent with existing patterns of development and desired growth, and to add the existing Affordable Housing regulations to the zones.

August 16 update:

At the last KLIC meeting, staff presented the below items for discussion and reviewed a map showing the existing lot sizes in the MU-KF & RU zones. The group asked about the density in the zones to get a sense of the opportunity for housing infill and better understand the existing conditions. New maps are provided for this meeting showing the number of dwelling units per lot in each zone. The map shows a prevalence of 1-unit properties with more variation in the Foreside (larger complexes with over 5 units and commercial properties are darkened on the map). Staff will have additional analysis for discussion at the meeting on Monday.

Mixed-Use Kittery Foreside <https://ecode360.com/15061248>

Challenges:

- Minimum land area per dwelling: 5,000 square feet. Kittery's Foreside includes many lots that do not meet this minimum, or lots that are non-conforming due to their residential density (and/or building coverage) being higher than that currently allowed by code.
- Setbacks are 10 feet all around (with a couple exceptions for zero lot lines). These may not need amending but should be reviewed.
- Maximum building coverage is 60% and required open space is 40%. This could be too constraining for a mixed-use urban area where there is not as much space for development due to the existing roadway grid, where parking minimums are (relatively) low, and where development up against the right-of-way is desired.
- 1,500 sf maximum footprint for any new building regardless of lot size. This is a huge barrier to finance and construct even a modest home or commercial building.
- New buildings must meet provisions of [16.3.2.15.D.\(4\)](#) .
- Parking standards require 1 space per existing dwelling unit and 1.5 for new dwellings.

Potential solutions:

- Remove or raise 1500sf maximum building footprint requirement.
- Amend allowable density to align with the existing development pattern. Add incentives for the inclusion of Affordable Housing Units.
- Building coverage increased above 60%.

Residential – Urban <https://ecode360.com/15060470>

Challenges:

- Minimum land area per dwelling: 20,000 square feet. Minimum street frontage: 100 feet. There are many lots under the minimum but are of a size that could accommodate more than one dwelling unit, due to their location along robust infrastructure. Most RU properties are located on the public sewer system.
- Front yard setback: 30 feet. Rear & side: 15 feet.
- Maximum building coverage is 20%. This seems too constraining if we reduce the minimum lot size and per dwelling minimums.
- Parking standards require 2 spaces per dwelling unit

Potential solutions:

- Lower minimum lot size requirement.
- Amend allowable density to align with the existing development pattern, or discuss allowing up to 4 units on conforming lots. Add incentives for the inclusion of Affordable Housing Units.
- Reduction in front setback or establish a maximum setback.
- Increase allowable lot coverage percentage.
- Parking standards reduced to 1 or 1.5 per dwelling unit.