**Multi-Family Housing/ADU Ordinance***adopted 03/21/2017*

1. Definition: Multi-family housing is defined as two or more connected living units occupied by separate family groups that share a common foundation, interior walls and roofing structure.

A. Multi-family housing development requirements will be equivalent to those governing cluster developments. [Section IX: Cluster Development]

1. The lot size required will equal or exceed two [2] acres per individual unit. [For example: a four unit multi-family structure would require a lot size of eight [8] acres or larger.]
2. Multi-family structure development shall also be subject to the same zoning regulations as any other type of subdivision.

B. Special requirements governing multi-family development.

1. Septic requirements will be relative to the number of bedrooms contained in the total units & shall be large enough to accommodate the entire structure.

2. Well systems for each multi-family structure shall be large enough to accommodate the entire structure.

3. Parking requirements will be equal to that required for no less than two vehicles per unit.

4. Total units per each lot in a subdivision shall not exceed eight [8].

5. Total multi-family housing units in subdivisions of less than four lots shall not exceed one (1) multifamily for that sub-division. Subdivisions containing four (4) or more lots shall not exceed 25% of the total lots in that sub-division. (Example: an eight lot subdivision allows for two (2) multi-family lot developments, subject to section {A.1.} of this document in terms of lot size)

6. Each lot designated for multi-family development shall be required to have a minimum of 200 feet of frontage on a road that meets or exceeds Class V requirements.

7. The driveway/road shall be a minimum of 20’ for the traveled width and length.

8. Access to a multi-family dwelling must be built to Class V requirements.

9. Multi-family units shall not exceed more than two stories in height.

C. Requirements to develop multi-family conversion of existing structures built or originated after 1989 (zoning regulations adopted), will be allowed to occur only on conforming lots, and shall comply with all other existing cluster/multi-family development requirements.

D. Existing structures built prior to adoption of the 1989 Town of Bath Zoning Regulations shall be allowed to develop into multi-family structures. They will be required to adhere to all parking needs, septic requirements for the number of units and lot line setback regulations, for any new additional construction. New construction must be attached to the main structure.

II. Definition: Accessory Dwelling Unit (ADU) is defined as a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more person including provisions for sleeping, eating cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

1. Additions to existing residential homes for the purpose of an apartment [Auxiliary Dwelling Unit (ADU)] will be considered as an ADU not a multi-family development.

1. These dwelling units shall not be used for commercial purposes of any sort with the exception as free living space in lieu of wages to caregivers.
2. ADU’s must be attached to the main structure, meet septic requirements, property setbacks, parking requirements and shall not exceed more than one unit per home with no more than two bedrooms to the unit.