



## City of Auburn, Maine

Economic & Community  
Development

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To: Auburn Planning Board  
From: Megan Norwood, City Planner II  
Re: Back Lots discussion  
Date: May 12, 2020

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**I. ORDINANCE OVERVIEW** – The Planning Board began discussing the creation of a back lot ordinance at the February meeting. In March, Staff presented some draft standards for back lots. At the time, the Planning Board did not feel comfortable scheduling a public hearing and wanted to spend more time researching what a back lot ordinance could mean for the City and look at some neighborhood/district specific examples. *What could be some unintended consequences of a back lot ordinance if it is applied to all residential zoning districts?*

**The items discussed at the March meeting:**

- How will parcels that are split between more than one zoning district be handled with a back lot provision? If back lots are allowed in all residential zoning districts:
  - Does the entire lot have to be in one residential zoning district?
  - Can it be in two residential zoning districts?
  - Can just the back portion of the lot be in a residential zoning district?

This is something that needs to be considered given the unique nature of Auburn. What types of residential areas do we want to encourage back lots in?

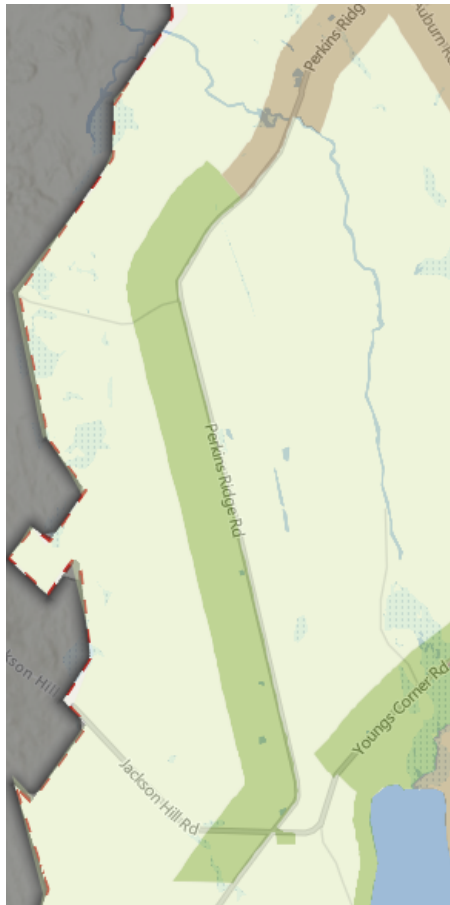
- Is a back lot provision the right mitigation tool to solve nonconformities?
- How would a back lot provision affect infill development?
- The Comprehensive Plan encourages moving away from the frontage measurement requirement which is the primary density limitation (more on this below).
- Could a back lot be further parceled off, for example, if the property owner wanted to sell a portion of the lot to an Abutter (provided it meets the minimum lot size requirements)? There is also the possibility that an owner of a landlocked parcel could buy land from an Abutter instead of the reverse.
- A back lot provision has the potential to increase density and change neighborhoods. Where does it make the most sense?
- The strip areas of the City were not intended for houses in the rear, many of them being two-zoned lots. Back lots would have less of an effect in the denser areas of the City as opposed to the strip areas. The denser areas, in blockier patterns are better suited for infill development that would occur through a back lot provision.
  - One way to achieve limiting back lots in the strip would be to not allow them in the Lake Auburn Watershed.
- If the ultimate goal of a back lot provision were to increase density, where would this have the largest impact? Each zoning district has its own set of patterns in and of itself. For example, the Rural Residential Zoning District has both neighborhoods where infill has occurred as well as strip patterns. If back lots were permitted in the entire Rural Residential Zoning District, they could be situated on any lot that meets the requirements, regardless of the desired land settlement pattern.

**Zoning District Examples (that allow residential uses):**

**Table 1:** Breakdown of Zoning Districts that allow residential uses and their applicable minimum lot size requirements for a single-family, minimum lot width (frontage) and minimum lot depth.

	Minimum Lot Size (One Family/Unit)	Minimum Lot Width (Frontage)	Minimum Lot Depth
<b>LDCR</b>	3 Acres	325 Feet	200 Feet
<b>LDRR</b>	1 Acre	250 Feet	150 Feet
<b>Suburban Residential</b>	½ Acre	150 Feet	125 Feet
<b>Urban Residential</b>	10,000 SF	100 Feet	100 Feet
<b>Multifamily Suburban</b>	10,000 SF	100 Feet	100 Feet
<b>Multifamily Urban</b>	5,000 SF	50 Feet	100 Feet

**LOW DENSITY COUNTRY RESIDENTIAL (LDCR).** Below are examples using the Low Density Country Residential (LDCR) Zoning District requirements. If you look at the overall Zoning Map, you will note that the LDCR Zoning District (dark green areas) is sporadic across the City and most areas of LDCR are in strip patterns. These two examples show the impact a back lot provision could have in the strip areas and the blockier neighborhoods of the LDCR.



**Figure 1: LDCR Neighborhood 1**

**Neighborhood 1: Wallingfords Neighborhood to Youngs Corner Road.**

*NOTE: This entire neighborhood is located in the Taylor Pond Watershed. Staff would have to look at each lot to determine the exact number of units that would be permitted; the figures below provide a rough ballpark of what the neighborhood could look like with a back lot provision.*

*In creating these examples, Staff did not look at subdivision plans or files for each property to see what additional restrictions could be in place. This list simply provides an estimate of how many total lots we could be looking at in certain areas of the LDCR with a back lot provision.*

**HIGHLIGHTS:**

- 17 total parcels in the LDCR. Most split between the LDCR and the Ag-Zone.
- Of those 17 total parcels, 8 would not be eligible to split currently or take advantage of a back lot provision due to limiting factors such as acreage and lot depth (see red parcels below).
- 5 could split their lots now creating up to 10 additional single-family lots (figure does not include existing single-family house lot). With a back lot provision, this could create up to 25 new single-family lots (see purple parcels below).
- And 4 cannot split their lots currently but could benefit from a back lot provision to gain 1 additional lot

while not having the required frontage but having the acreage and lot depth (see black parcels below).

Without a back lot provision, there is still the possibility of creating up to 10 additional single-family house lots in this neighborhood. With a back lot provision, there could be up to 25 additional single-family lots in the neighborhood.

- 1470 Perkins Ridge Road.
  - Over 1,000 Feet of Frontage and 65 Acres. Could Split into 3 lots. Each lot could have a Back Lot. **5 new units (because Single Family already exists).**
- 1360 Perkins Ridge Road.
  - 324 Feet of Frontage and 3.7 Acres. No Back lot or Split.
- 1340 Perkins Ridge Road.
  - 630 Feet of Frontage on Perkins Ridge and Hatfield. Less than 300 feet of Lot Depth. No Back lot or Split.
- 1312 Perkins Ridge Road.
  - 192 Feet of Frontage. No Back lot or Split.
- 1240 Perkins Ridge Road.
  - Over 1,000 Feet of Frontage on Perkins Ridge and Hatfield and 80.5 acres. Could split the lot 3 Times. Each Split could have a Back Lot. **5 new units (because Single Family already exists).**
- 1200 Perkins Ridge Road.
  - 620 Feet of Frontage. Do not have the 650 Feet needed for two lots. Lot size is 8.2 acres, depth is 500 feet. Could benefit from a Back Lot Provision now. **1 new unit.**
- 1170 Perkins Ridge Road.
  - 311 Feet of Frontage and 3.5 Acres. No Back lot or Split.
- 1040 Perkins Ridge Road.
  - 1620 Feet of Frontage and 57 Acres. Could Split into 5 lots now, each with a Back Lot. **9 new units (because Single Family already exists).**
- 1000 Perkins Ridge Road.
  - 308 Feet of Frontage and 1.4 Acres. No Back lot or Split.
- 968 Perkins Ridge Road. **1 new unit.** Breakdown:
  - Entire Parcel Size: 58.6 Acres.
  - Portion of Parcel in LDCR: 13 Acres.
  - Frontage Provided: 420 Feet. Frontage Required: 325 Feet of Frontage per Lot.
  - Lot Depth: 725 Feet.
  - Two families are not permitted in the LDCR Zoning District so only a single-family would be permitted. The lot cannot be split because the required frontage for two lots would be 650 feet.



Figure 2: Back Lot Potential at 968 Perkins Ridge Rd.

- 928 Perkins Ridge Road.
  - 729 Feet of Frontage and 50 Acres. Could Split the lot 2 times now, each with a back lot. **3 new units.**
- 876 Perkins Ridge Road. **1 new unit.** Breakdown:
  - Entire Parcel Size: 64.2 Acres.
  - Portion of Parcel in LDCR: 11 Acres.
  - Frontage Provided: 545 Feet. Frontage Required: 325 Feet of Frontage per Lot.
  - Lot Depth: 700 Feet.
  - Two families are not permitted in the LDCR Zoning District so only a single-family would be permitted. The lot cannot be split because the required frontage for two lots would be 650 feet.



**Figure 3: Back Lot Potential at 876 Perkins Ridge Rd.**

- 850 Perkins Ridge Road.
  - 235 Feet of Frontage and 3.5 Acres. No Back lot or Split.
- 806 Perkins Ridge Road.
  - 600 Feet of Frontage and 8.2 Acres. Do not have the 650 feet needed for two lots. Could benefit from Back Lot Provision now. **1 new unit.**
- 730 Perkins Ridge Road.
  - Over 1,000 Feet of Frontage and 7.9 Acres. Could split two times (acreage is limiting), each with a back lot. **3 new units.**
- 40 Jackson Hill Road.
  - 740 Feet of Frontage and 5.1 Acres. No Back lot or Split (acreage is limiting).
- 17 Jackson Hill Road.
  - 810 Feet of Frontage and 4.1 Acres. No Back lot or Split (acreage is limiting).



**Neighborhood 2: South Main Street to Witham Road (Bordering the Turnpike).**

**HIGHLIGHTS:**

- 18 Total Parcels in the LDCR (Some Split Between the Rural Residential and LDCR)
- Of those 18 parcels, 7 would not be eligible to split currently or take advantage of a back lot provision due to limiting factors such as acreage and lot depth (see red parcels below).
- 4 could split their lots now creating up to 9 additional single-family lots. With a back lot provision, this could create up to 17 new single-family lots (see purple parcels below).

**Figure 4: LDCR Neighborhood**

- And 7 cannot split their lots currently but could benefit from a back lot provision to gain 1 additional lot while not having the additional frontage but having the acreage and lot depth (see black parcels below).

Without a back lot provision, there is still the possibility of creating up to 9 additional single-family house lots in this neighborhood. With a back lot provision, there could be up to 24 additional single-family lots in the neighborhood.

- 86 Witham Road.
  - 551 Feet of Frontage and 24 Acres. No Split because of Frontage limitation but could benefit from back lot. **1 new unit.**
- 176 Witham Road.
  - 303 Feet of Frontage and 22.4 Acres. No Split because of Frontage limitation but could benefit from back lot. **1 new unit.**
- 160 Witham Road.
  - 400 Feet of Frontage and 4 acres. No Back lot or Split.
- PID 160-009.
  - Over 1,000 Feet of Frontage and 42.8 acres. Could split 3 times now, each with a back lot. Small Portion of Lot Located in Rural Residential (RR) Zoning District. **6 new units (SF does not exist on the parcel currently).**
- PID 172-001.
  - 650 Feet of Frontage and 22 Acres. Could split 2 times now and also Benefit from a Back Lot (if Frontage Measurement is Correct). **4 new units (SF does not exist on the parcel currently)**
- PID 160-010.
  - 254 Feet of Frontage and 5.9 acres. No Back lot or Split.
- 151 Witham Road.
  - 572 Feet of Frontage and 12.8 acres. No split because of Frontage limitation but could benefit from a back lot. **1 new unit.**
- 137 Witham Road.
  - 303 Feet of Frontage and 6.1 acres. No Split because of Frontage limitation but could benefit from a back lot (provided acreage measurement is accurate). **1 new unit.**
- 97 Witham Road.
  - 452 Feet of Frontage and 3.9 Acres. No Back lot or Split.
- 51 Witham Road.
  - 400 Feet of Frontage and 6 Acres. No Split because of Frontage limitation but could benefit from a back lot (provided acreage measurement is accurate). **1 new unit.**
- 827 South Main Street. **1 new unit.** Breakdown:
  - Entire Parcel: 23.3 Acres.
  - Frontage Provided: 450 Feet. Frontage Required: 325 Feet of Frontage per Lot.
  - Lot Depth: Almost 2,000 Feet.
  - Two families are not permitted in the LDCR Zoning District so only a single-family would be permitted. The lot cannot be split because the required frontage for two lots would be 650 feet
  - Also a good example of where a homeowner would be able to successfully create a back lot and also split off portions of the lot to sell to neighbors (so long as both the front and back lots meet the space and bulk requirements).



Figure 5: Back Lot Potential at 827 South Main St.

- 900 Broad Street. **1 new unit (because Single-Family already exists on the lot).**  
 Breakdown:
  - Entire Parcel: 23.4 Total Acres.
  - Portion of Parcel in LDCR: 14.6 Acres.
  - Frontage Provided: 524.5 Feet in the RR, no Frontage in the LDCR.
  - Could Split into 2 lots in the RR District. Each Lot Could Benefit from a Back Lot Provision. Those Back Lots could be Located in the LDCR or RR. **Up to 4 Total Units.**

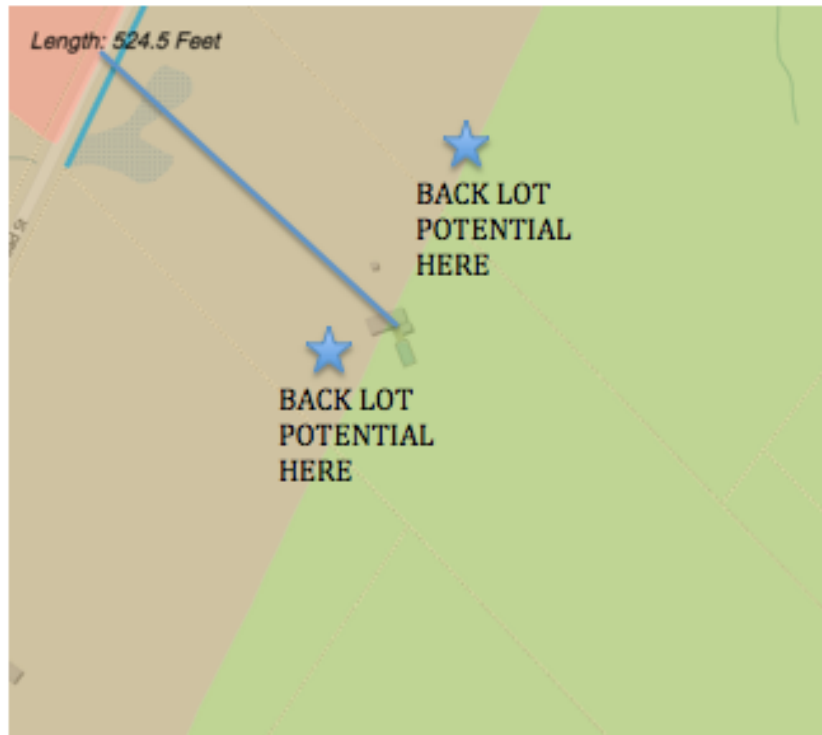


Figure 6: Back Lot Potential at 900 Broad St.

- 136 Lane Road.
  - 243 Feet of Frontage and 4 Acres. No Back Lot or Split.
- 160 Lane Road.
  - 312 Feet of Frontage and 3 Acres. No Back Lot or Split.
- 188 Lane Road.
  - 250 Feet of Frontage in LDCR and 27.7 Total Acres. 17.7 Acres in LDCR. Another Example where parcel is split between LDCR and RR and has Frontage in both Districts. Could Split into *atleast* two lots now based on the Total Frontage. Could Benefit from a Back Lot Provision. **3 new units (because Single-Family already exists on the lot).**
- 200 Lane Road.
  - 215 Feet of Frontage in LDCR and 15.9 Acres. Split again between LDCR and RR with Frontage on Broad Street. 9 Acres in LDCR. Could Benefit from a Back Lot Provision. **1 new unit.**
- 224 Lane Road.
  - 140 Feet of Frontage and 2.9 Acres. No Back Lot or Split.
- 229 Lane Road.
  - 30 Feet of Frontage and 2.1 Acres. No Back Lot or Split.

**LOW DENSITY RURAL RESIDENTIAL (LDRR).** The Low Density Rural Residential (LDRR) Zoning District follows many of the same patterns as the LDCR. If you look at the overall Zoning Map, you will note again that the LDRR Zoning District (brown areas) is sporadic across the City and some (but certainly not as many as LDCR) are in strip patterns. The difference between the LDCR and LDRR in terms of density is that the LDRR permits two-family dwellings. There are some lots that may have the 2 acres of required lot size for 2 lots or units, but already contain a duplex and therefore would not be eligible for a back lot.

**Neighborhood 3:** The LDRR requires a minimum of 250 feet of road frontage per lot. The lot at 440 Pownal Road, for example, only has about 350 feet of frontage. The total lot size is 74.5 acres with about 6 acres located in the LDRR and the remainder in the Ag-Zone. The parcel contains a duplex currently, which requires 2 acres minimum lot area. There are still 4-acres remaining in the LDRR and the lot would be eligible for a back lot, which could contain a single-family or a duplex given the remaining acreage.

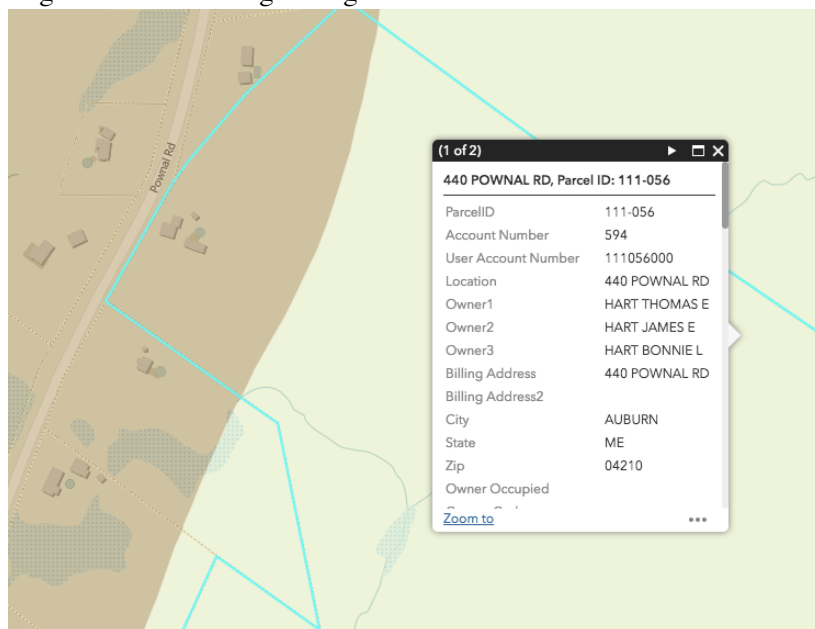


Figure 7: LDRR Example (Neighborhood 3) 440 Pownal Rd.

***SUBURBAN RESIDENTIAL (SR)***. The Suburban Residential (SR) Zoning District, unlike the LDCR and LDRR does not have many strip areas. Most of the SR (dark purple areas) is in a block pattern. The SR also allows one and two family dwellings. The minimum lot size is less with ½ acre with 150 feet of road frontage required.

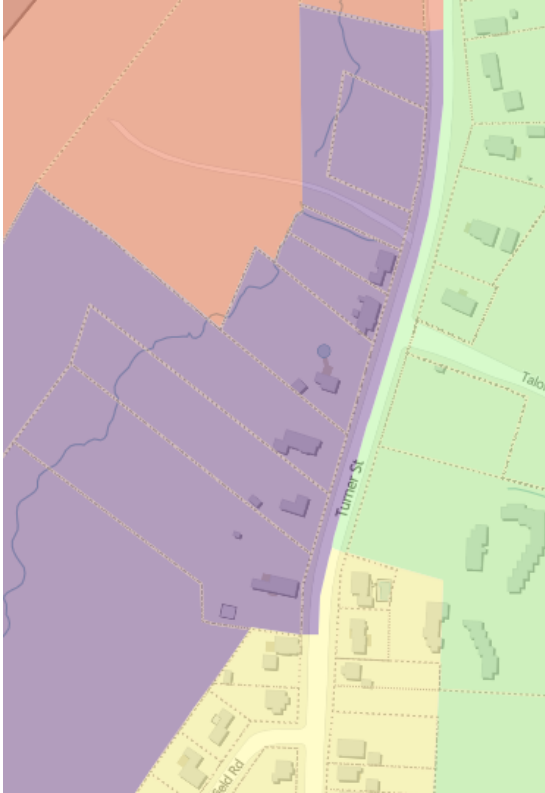


Figure 8: SR Neighborhood 4

**Neighborhood 4: Turner Street Neighborhood Out Behind Lowes.**

**HIGHLIGHTS:**

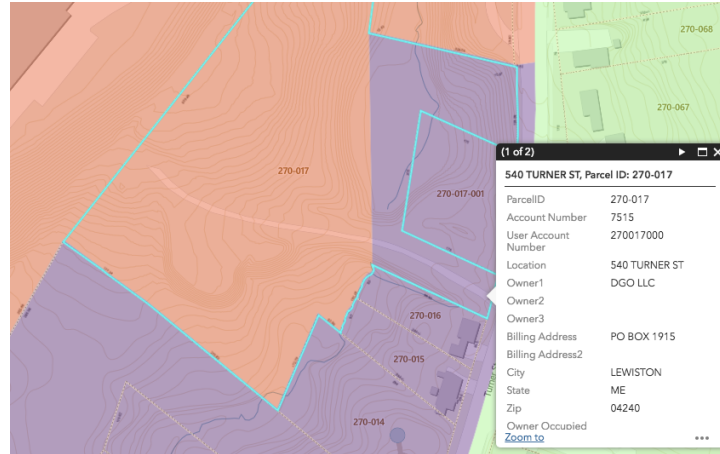
- Sample Size Contains 7 Total Parcels in the SR (One Split between SR and General Business)
- Of those 7 parcels, 2 would not be eligible to split currently or take advantage of a back lot provision due to limiting factors such as acreage and lot depth (see red parcels below).
- None can split the lots now.
- And 5 cannot split their lots currently but could benefit from a back lot provision to gain 1 additional lot while not having the additional frontage but having the acreage and lot depth (see black parcels below).

Without a back lot provision, no new lots could be created. Some could expand their existing dwellings to have a duplex, but they could not construct a second primary structure on the lot. With a back lot provision, there could be up to 12 new units in the form of duplexes and/or single-families (provided each lot meets the minimum lot size requirements).

- 506 Turner Street.
  - 150 Feet of Frontage and 2.6 Acres. Single-Family Currently. Would be eligible for a back lot but cannot split due to frontage. **Up to 3 new units (not including existing single-family)**
- 514 Turner Street.
  - 100 Feet of Frontage and 1.5 Acres. Single-Family Currently. Would be eligible for a back lot but cannot split due to frontage. **Up to 2 new units (not including existing single-family)**
- 518 Turner Street.
  - 110 Feet of Frontage and 5.7 Acres. Single-Family Currently. Would be eligible for a back lot but cannot split due to frontage. **Up to 3 new units (not including existing single-family)**
- 524 Turner Street.
  - 175 Feet of Frontage and 1.2 acres. Single-Family Currently. Would be eligible for a back lot but cannot split due to frontage. **Up to 1 new Unit (not including existing single-family)**
- 530 Turner Street.
  - 89.5 Feet of Frontage and 0.4 Acres. Not Eligible for a Back Lot or Split.
- 534 Turner Street.
  - 89.5 Feet of Frontage and 0.4 Acres. Not Eligible for a Back Lot or Split.
- 540 Turner Street.

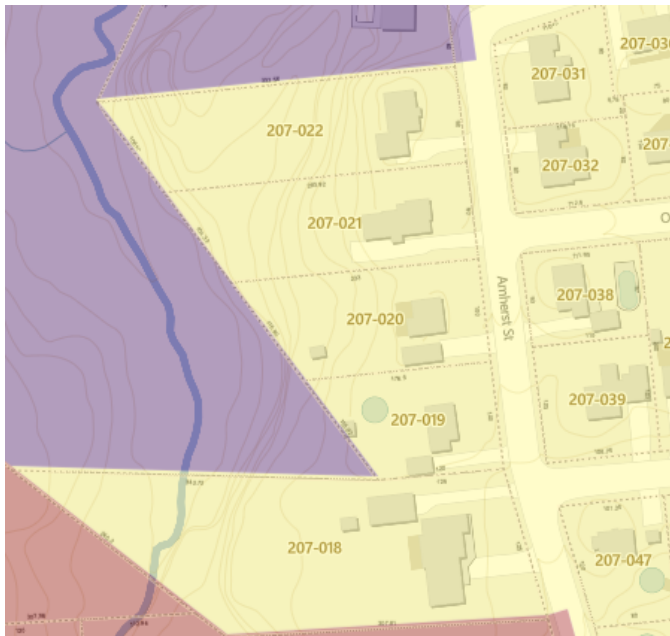


- 200 Feet of Frontage and 6.7 Acres Split Between SR and General Business (GB). Frontage is in the SR. Would be eligible for a back lot but cannot split due to frontage. Residential uses are allowed in the GB Zone. If the frontage is in the SR, could the back lot be in the GB? **Up to 3 new Units (not including existing single-family)**



**Figure 9: Back Lot Potential at 540 Turner St.**

**URBAN RESIDENTIAL (UR).** The Urban Residential (UR) Zoning District, similar to the SR does not have many strip areas except for along Taylor Pond. Most of the UR (yellow areas) is in a block pattern. The UR also allows one and two family dwellings. The minimum lot size is much smaller than the SR, 10,000SF with 100 feet of road frontage, 12,000 square feet is required for a two-family.



**Figure 10: UR Neighborhood 5**

**Neighborhood 5: Amherst Street  
Neighborhood out behind Petros.**

**HIGHLIGHTS:**

- Sample Size Contains 7 Total Parcels in the UR.
- Of those 7 parcels, 3 would not be eligible to split currently or take advantage of a back lot provision due to limiting factors such as acreage and lot depth (see red parcels below).
- None can split the lots now.
- And 4 cannot split their lots currently but could benefit from a back lot provision to gain 1 additional lot while not having the additional frontage but having the acreage and lot depth (see black parcels below).

Without a back lot provision, no new lots could be created. Some could expand their existing dwellings to have a duplex, but they could not construct a second primary structure

on the lot. With a back lot provision, there could be up to 10 new units in the form of duplexes and/or single-families (provided each lot meets the minimum lot size requirements).

- 22 Amherst.

- 125 Feet of Frontage and 1.19 Acres. Two-Family Currently. Would be eligible for back lot but cannot split due to frontage. **Up to 3 units (not including existing single-family).**
- 26 Amherst.
  - 100 Feet of Frontage and 0.37 Acres. Single-Family currently. Not eligible for Back Lot or Split due to lot depth of 176 feet. Need at least 200 feet.
- 32 Amherst.
  - 100 Feet of Frontage and 0.47 acres. Single-Family currently. Would be eligible for a back lot for a single-family. **Up to 1 new unit (not including existing single-family).**
- 40 Amherst.
  - 90 Feet of Frontage and 0.52 acres. Single-Family currently. Would be eligible for a back lot. Either the front lot or back lot could contain a duplex. **Up to 3 new units (not including existing single-family).**
- 46 Amherst.
  - 90 Feet of Frontage and 0.63 acres. Single-Family currently. Would be eligible for a back lot. Either the front lot or back lot could contain a duplex. **Up to 3 new units (not including existing single-family).**
- 41 Amherst.
  - 80 Feet of Frontage and 0.2 Acres. Not eligible for a Back Lot or Split.
- 31 Amherst.
  - 93 Feet of Frontage and 0.24 Acres. Not eligible for a Back Lot or Split.

As discussed during the March Planning Board meeting, once we start getting into the more dense neighborhoods like this the limiting factor is not the minimum lot size but rather the frontage. None of the lots in this neighborhood could split now because they do not have the required frontage, even though they meet the minimum lot size for the additional units.

**MULTIFAMILY SUBURBAN (MFS).** The Multifamily Suburban (MFS) Zoning District, similar to the SR does not have many strip areas. Most of the MFS (light green areas) is in a block pattern and there aren't very many blocks. The MFS also allows one and two family dwellings as well as multifamily dwellings. The minimum lot size is the same as the SR, 10,000SF with 100 feet of road frontage, 12,000 square feet is required for a two-family, 14,000 for a three-family, 16,000 for a four-family and 10,000 square feet (for the first lot/unit) and 2,000 for each remaining unit for multifamily dwellings. The lot depth is also increased to 200 feet.

**Neighborhood Example #6: Vickery Road & South Main Street Neighborhood. Centered in between LDCR, RR and Ag-Zone land with UR to the North. Not a very dense neighborhood.**

**HIGHLIGHTS:**

- Sample Size Contains 7 Total Parcels in the MFS.
- Of those 7 parcels, one would not be eligible to split currently or take advantage of a back lot provision due to

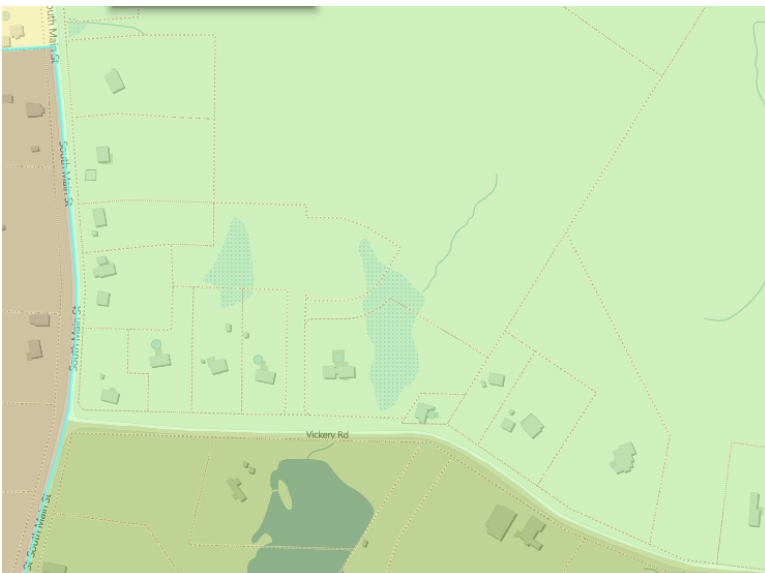


Figure 11: MFS Neighborhood 6

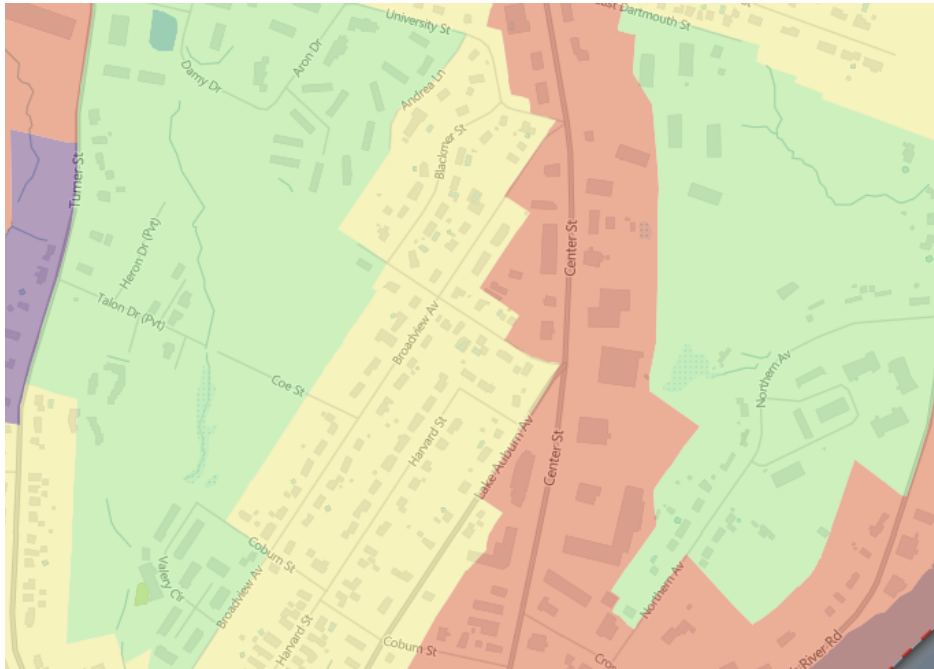
limiting factors such as acreage and lot depth (see red parcel below).

- One could split their lot currently creating up to 3 additional units (single-family into duplex and additional duplex – see purple parcel below).
- And 5 cannot split their lot currently but could benefit from a back lot provision to gain 1 additional lot while not having the additional frontage but having the acreage and lot depth (see black parcels below).

Without a back lot provision, up to 3 new units could be created in this neighborhood. Some could expand their existing dwellings to have a duplex, but they could not construct a second primary structure on the lot. With a back lot provision, there could be up to 20 new units in the form of duplexes and/or single-families (provided each lot meets the minimum lot size requirements).

- 10 Vickery Road.
  - 550 Feet of Frontage on South Main and Vickery and 0.8 acres. Single-Family currently. Could split and have two duplexes on each lot currently or have 1 duplex and one back lot. Would not really be beneficial in this case due to the frontage on two roads. **Up to 3 new units (not including existing single-family).**
- 16 Vickery Road.
  - 114 Feet of Frontage and 0.9 acres. Single-Family currently. Could not split due to frontage but could have a back lot with a duplex on each lot. **Up to 3 new units (not including existing single-family).**
- 32 Vickery Road.
  - 137 Feet of Frontage and 1.1 acres. Single-Family currently. Could not split due to frontage but could have a back lot with a duplex on each. **Up to 3 new units (not including existing single-family).**
- 40 Vickery Road.
  - 79 Feet of Frontage and 0.9 acres. Single-Family currently. Could not split due to frontage but could have a back lot with a duplex on each lot. **Up to 3 new units (not including existing single-family).**
- 60 Vickery Road.
  - 250 Feet of Frontage and 2.6 acres. Single-Family currently. Could split the lot now and create a duplex on each lot and use a back lot provision. **Up to 8 total units.**
- 76 Vickery Road.
  - 125 Feet of Frontage and 0.3 acres. Two-Family currently. **No Back Lot or Split due to lot size.**
- 80 Vickery Road.
  - 100 Feet of Frontage and 0.7 acres. Single-Family currently. Could create 1 additional unit through a back lot provision. **Up to 1 new units (not including existing single-family).**

A back lot provision could have a significant impact in this neighborhood of the MFS Zoning District, which is VERY different from the MFS neighborhood in between Center Street and Turner Street (see below). The areas of MFS in between Center and Turner is characterized by multifamily type of developments where a back lot provision would not make much of a difference, it is a similar situation in the North River Road neighborhood of MFS. These areas are also not where abutting LDCR or Ag lands.

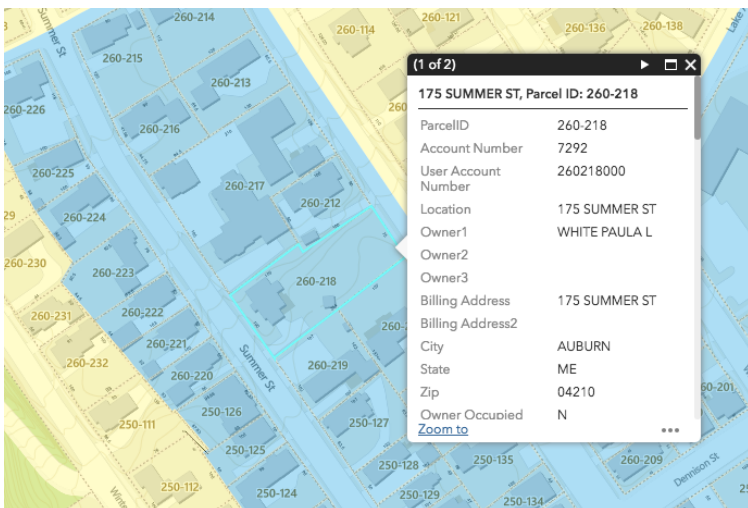


**Figure 12: MFS Neighborhoods with Multifamily Dwellings**

**MULTIFAMILY URBAN (MFU).** The Multifamily Urban (MFU) Zoning District, the densest residential zoning district, does not have any strip areas. All of the MFU (light blue areas) is in a block pattern and there aren't very many separate blocks. The MFU allows one and two family dwellings as well as multifamily dwellings. The minimum lot size is 5,000 square feet for single-family, 6,500 square feet for two-family, 8,000 square feet for three-family, 9,500 square feet for four-family and 5,000 square feet for the first dwelling unit and 1,500 square feet for each additional dwelling unit for multifamily buildings. The lot width requirement is 50 feet and the lot depth is 100 feet.

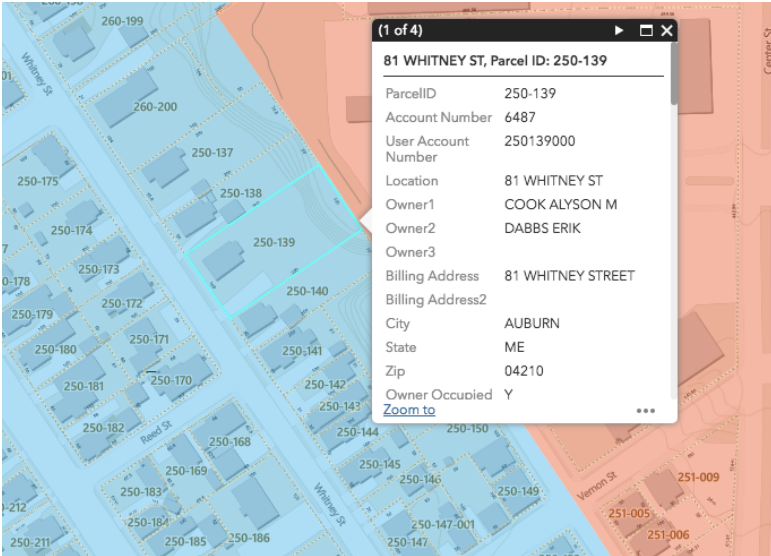
There are very few examples of areas that could take advantage of a back lot provision in the MFU. This is the area of the City where a back lot provision would have the least amount of impact (due to the already dense land pattern). However, the structures on the lots, primarily multifamily dwellings, already consume the entire area of the lots in most instances and there are not many lots with at least 200 feet of lot depth to meet the 100 feet required for each lot. One additional limitation in the MFU Zoning District is the requirement for 50% green space, which would also impact a back lot provision and how it can be applied.

- 175 Summer Street.
  - 100 Feet of Frontage and 0.4 Acres with 214 Feet of Lot Depth. Could split the lot now because the lot contains the 50 feet of frontage needed for each lot, however, due to the placement of the single-family, a back lot provision would make more sense. With a lot size of 0.4 acres, the single-family only requires 5,000 square feet, leaving roughly 12,500 square feet left over for up to 6 units in a building on a “back lot” or an expansion to the current building. This would all be



**Figure 13: Back Lot Potential at 175 Summer St.**

contingent upon meeting the 50% green space requirement and securing Subdivision approval.



- 81 Whitney Street
  - 100 Feet of Frontage and 0.5 Acres with 200 Feet of Lot Depth. Could split the lot now because the lot contains the 50 feet of frontage needed for each lot, however, due to the placement of the single-family, a back lot provision would make more sense. With a lot size of 0.5 acres, the single-family only requires 5,000 square feet, leaving roughly 12,500 square feet left over for up to 6 units in a building on a “back lot” or an expansion to the current building. Again, this would all be contingent upon meeting the 50% green space requirement and securing Subdivision approval.

Figure 14: Back Lot Potential at 81 Whitney St.

II. STAFF RECOMMENDATIONS - This Staff Report goes through the different residential Zoning Districts and the potential effect a back-lot provision could have in each. Below is a summary of those impacts and some potential solutions for the Planning Board to discuss.

In Neighborhood 1 (Low Density Country Residential – Wallingfords), we see there are a lot of lots that already meet the requirements to split. Each of those splits also has the potential to create a back lot and change the makeup of the neighborhood.

**Potential Solution – Add a requirement in the ordinance that any lots split off a main lot after May of 2020 are not eligible for back lots.**

In Neighborhood 2 (Low Density Country Residential – S. Main to Witham), we see a lot of lots split between two Zoning Districts. **Would it be okay for a back lot to be created in the Rural Residential Zoning District if it meets the requirements or vice versa but the frontage is in the Low Density Country Residential?**

In Neighborhood 3 (Low Density Rural Residential – Pownal Road), there is the ability to create a duplex on either the front or back lot. **Should there be standards that preclude someone from creating a back lot and putting a duplex on the back lot or vice versa?**

In Neighborhood 4 (Suburban Residential – Turner St.), there are lots that are also in the General Business Zoning District. The General Business does allow residential uses at the same density as the Multifamily Suburban Zoning District. With a back lot provision, someone could take advantage of this and create a large number of units behind a neighborhood that is not so dense. **Potential Solution – Add a requirement that back lots only be permitted in residential districts, this would be determined by where the parcel has frontage.**

In Neighborhood 5 (Urban Residential – Amherst St. behind Petros), it would seem reasonable to have a back lot provision. The lots have the minimum lot size needed but cannot add additional units because of the frontage requirement.

In Neighborhood 6 (Multifamily Suburban – Vickery and S. Main), there is a little bit of a concern with a back lot provision. There is one neighborhood, sandwiched between Low Density Country Residential and Ag-Zone Land that is very different in terms of land use patterns than the other blocks of Multifamily Suburban. Allowing a back lot provision in all of the MFS could have a substantial impact on the Vickery and S. Main Street neighborhood.

**Potential Solution – Do not allow back lots in any portion of a zoning Districts that abuts LDCR or RR or Ag. If the Planning Board likes this approach, Staff can research more and see what it would look like and how many of these situations are out there.**

In the Multifamily Urban Neighborhoods where the City would want to encourage back lots, there are hardly any opportunities. Between the lot depth requirement of 100 feet per lot, the green space requirement and the large footprint of existing structures, it would not work in this part of the City.

**Potential Solution – If this is where the City wants to encourage back lots, perhaps some requirements can be reduced through Planning Board approval for the creation of a back lot in areas of the MFU that makes sense but they just do not quite have the lot depth needed.**