

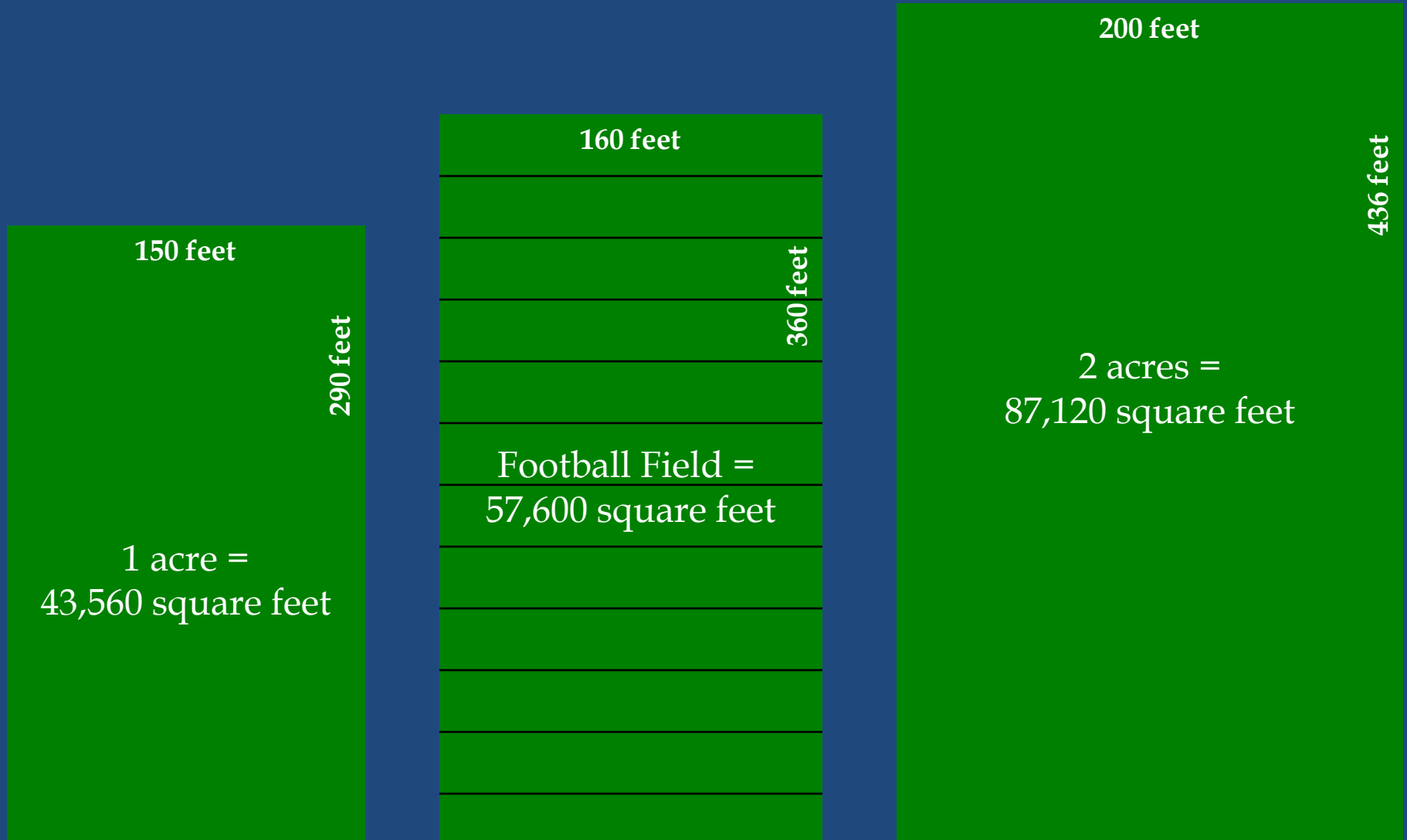


# Density

## A Visualization Tool



# What is a typical lot size?





150 feet

290 feet

Typical  
Lot  
size

# 1 dwelling unit per acre

Lantern Lane  
Cumberland



200 feet

436 feet

Typical  
Lot  
size

# 1 dwelling unit per 2 acres

Many towns use this minimum lot size to promote rural character. Does it?

Old Field Road  
Yarmouth



300 feet

726 feet

Typical  
Lot  
size

# 1 dwelling unit per 5 acres

Mountain Housing  
Newry



Pearl Street, Camden



Smalls Brook, Cumberland



100 feet

145 feet

Typical  
Lot  
size

# 3 dwelling units per acre

This density requires either public sewer service or individual septic tanks with a shared leach field



70 feet

78 feet

Typical  
Lot  
size

# 8 dwelling units per acre

This is the minimum density to support regular bus service

School Street  
Brunswick



40 feet

90 feet

Typical  
Lot  
size

# 12 dwelling units per acre

Park Avenue  
Northport



90 feet

97 feet

Typical  
Lot  
size

# Mixed Housing Types

In this development, duplexes are interspersed with single family homes, offering an overall density of 8 dwelling units per acre

Strathglass Park  
Rumford

# Lessons Learned

1. Homes on 2 acre lots, or even 5 acre lots, will probably not preserve the “rural character” of your town: design matters.
2. It is difficult to develop land at a density sufficient to support public transportation using only single family homes. Mixing housing types enables more opportunities.