Density
A Visualization Tool
What is a typical lot size?

1 acre = 43,560 square feet

Football Field = 57,600 square feet

2 acres = 87,120 square feet
1 dwelling unit per acre

Lantern Lane
Cumberland
200 feet

1 dwelling unit per 2 acres

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

Old Field Road
Yarmouth
1 dwelling unit per 5 acres

Mountain Housing
Newry
Pearl Street, Camden

Smalls Brook, Cumberland

3 dwelling units per acre

This density requires either public sewer service or individual septic tanks with a shared leach field.
8 dwelling units per acre

This is the minimum density to support regular bus service

Typical Lot size

70 feet
78 feet

School Street
Brunswick
12 dwelling units per acre

Park Avenue
Northport
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.

2. It is possible to develop land at a density sufficient to support public transportation using only single family homes, with even more options available when mixing housing types.