

LAND USE AND DEVELOPMENT CODE

TOWN OF GORHAM, MAINE

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PREFACE

This Code has been prepared for the purpose of codifying in a single document the various land use regulations and development review procedures ordinarily distributed among the zoning ordinance, subdivision regulations, site review ordinance and street acceptance ordinance.

The text is divided into five chapters. The first chapter consists of the basic content of the zoning ordinance: what uses can go where and related procedures for appeal and routine administration.

Chapter IA sets forth the requirements, review procedures and criteria for designation of Planned Unit Development Districts and the development of PUDs.

The second chapter deals with performance standards for those uses, including standards relating to environmental protection, mineral extraction and gravel pit operations, buffering, parking and loading, traffic and access, signs, clustered residential and multifamily residential development, public streets and private ways, campgrounds and trailer parks, manufactured housing units, and fees charged for independent consulting.

The third chapter sets forth the criteria and procedures for reviewing subdivision proposals in the Town, supplementing the state subdivision statute.

The fourth chapter contains the standards and procedures for reviewing the site plans of commercial, retail, industrial, institutional, or multi-family residential uses.

The fifth chapter contains a federally required floodplain management ordinance, customized for the Town of Gorham.

The sixth chapter contains a wireless telecommunications facilities ordinance.

The seventh chapter sets forth provisions for the adoption of impact fees associated with specific capital projects.

The appendix consists of a series of applications and review checklists for the use of the municipal staff and developers in reviewing proposed developments.

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