

AMENDMENTS

CHANGE ALL ROMAN NUMERALS IN LAND USE AND DEVELOPMENT CODE TO ORDINAL NUMBERS – December 5, 2016

CHAPTER 1 – ZONING REGULATIONS

- Section 1-4 – Board of Appeals – D. Appeal Procedure- *Amendment to add section to allow for a refund of Zoning Board of Appeals fees when CEO determination is overturned* – April 5, 2022
- Section 1-5 – Definitions – *Amendment to add definitions for “Construction Services,” “Farm/Roadside Stand,” and “Home Occupation”* – November 22, 2016
- Section 1-5 – Definitions – *Amend definition for “Day Care Center” and “Day Care Home”* – November 14, 2017
- Section 1-5 – Definitions – *Amend definition for “Net Acreage” - and “Net Residential Density”* – September 4, 2018
- Section 1-5 – Definitions – *Add definitions for “Self-Storage Facility” and “Warehousing Facilities”*-August 4, 2020
- Section 1-5 – Definitions – *Amendment to add definition for “Mixed-Use Developments”* – January 5, 2021
- Section 1-5 – Definitions - Section 1-6 – Urban Residential District – *Amendment to D. Space Standards*- January 5, 2021
- Section 1-5 – Definitions – *Amendment to add definition for “private ways”* – January 5, 2021
- Section 1-5 – Definitions – *Change definition for “street”* – January 5, 2021
- Section 1-5 – Definitions – *Amendment to add definitions for Adult-Use Marijuana Cultivation Facility, Adult-Use Marijuana Products Manufacturing Facility, Adult-Use Marijuana Testing Facility, Medical Marijuana Business, Medical Marijuana Caregiver, Medical Marijuana Manufacturing Facility, and Medical Marijuana Testing Facility* – April 6, 2021
- Section 1-5 – Definitions – *Amendment to add definitions for Agriculture, Agritourism, Farming, Marketing*- April 5, 2022
- Section 1-5 – Definitions – *Change definition for “Accessory Apartment”* – January 3, 2023
- Section 1-5 – Definitions – *Amendment to add definitions for Mixed-use Building, Mixed-use Development and Indoor Recreation Facility* – September 5, 2023
- Section 1-5 – Definitions – *Amendment to add definition for “Landscape Buffer”* – January 2, 2024
- Section 1-5 - B. Permitted Uses – *Amendment to include outdoor storage as an accessory use* – January 2, 2024
- Section 1-8 – Rural District – B. Permitted Uses – *Amendment to add Landscape Companies, Contractors’ Yards and Similar and Compatible Uses* – April 4, 2017
- Section 1-8 – Rural District – B. Permitted Uses – *Amendment to add Marijuana Cultivation or Manufacturing Facility* – July 7, 2020
- Section 1-8 – Rural District – B. Permitted Uses – *Amendment to add Medical Marijuana Business when inside existing agricultural building* – April 6, 2021
- Section 1-8 – Rural District – B. Permitted Uses – *Amendment to add Agritourism; Performance Standards for Agritourism Activity* – April 5, 2022
- Section 1-9 – Village Centers District – Subsection 1, Little Falls Village Center District – *Amendment to B. Permitted Uses* – January 5, 2021
- Section 1-9 – Village Centers District – Subsection 1, Little Falls Village Center District – *Amendment to D. Space Standards* – January 5, 2021
- Section 1-9 – Village Centers District – Subsection 1, Little Falls Village Center District – *Amendment to E. Performance Standards* – January 5, 2021
- Section 1-9 – Village Centers District – Subsection 1, Little Falls Village Center District- *Amendment to B, Permitted Uses – Add Office of Contractor or Tradesman*- July 5, 2022
- Section 1-9 – Village Centers District – Subsection 2 – Gorham Village Center District - *Amendment to B. Permitted Uses* – January 5, 2021
- Section 1-9 – Village Centers District – Subsection 2 – Gorham Village Center District - *Amendment to D. Space Standards* – January 5, 2021
- Section 1-9 – Village Centers District – Subsection 2 – Gorham Village Center District - *Amendment to E. Performance Standards* – January 5, 2021
- Section 1-9 – Village Centers District – Subsection 2 – Gorham Village Center District – *Amendment to B, Permitted Uses – Add Office of Contractor or Tradesman* – July 5, 2022
- Section 1-9 – Village Centers District - Subsection 2 E. Performance Standards – *Amendment to 13. Lighting to allow exterior string lighting for restaurant outdoor dining* - August 2, 2022
- Section 1-10 – Urban Commercial District – *Amendment to B. Permitted Uses* – January 5, 2021
- Section 1-10 – Urban Commercial District – *Amendment to D. Space Standards* – January 5, 2021
- Section 1-10 – Urban Commercial District – *Amendment to E. Performance Standards* – January 5, 2021

Section 1-10 – Urban Commercial District – B. Permitted Uses - *Amendment to Add Office of Contractor or Tradesman* – July 5, 2022

Section 1-10 – Urban Commercial District – Subsection 2 F. Performance Standards – *Amendment to 13. Lighting to allow exterior string lighting for restaurant outdoor dining* – August 2, 2022

Section 1-11 - Roadside Commercial District – B. Permitted Uses - *Amendment to add Mobile Vending Units* - March 6, 2018

Section 1-11 – Roadside Commercial District – B. Permitted Uses – *Amendment to add Self-Storage Facilities; Add E. Performance Standards* – August 4, 2020

Section 1-11 – Roadside Commercial District – B. Permitted Uses – *Amendment to add Office of Contractor or Tradesman* – July 5, 2022

Section 1-11 – Roadside Commercial District – B. Permitted Uses – *Amendment to add eavy Machinery and Equipment retails sales and services* – August 2, 2022

Section 1-11 – Roadside Commercial District – E. Performance Standards – *Amendment to 2) b), Utilities – to remove number 2. underground utilities* – August 1, 2023.

Section 1-12 - Industrial District – B. Permitted Uses - *Amendment to add Mobile Vending Units* – March 6, 2018

Section 1-12 – Industrial District – B. Permitted Uses - *Amendment to add Marijuana Cultivation or Manufacturing Facility* – July 7, 2020

Section 1-12 – Industrial District – B. Permitted Uses – *Amendment to add Medical Marijuana Business* – April 6, 2021

Section 1-12 – Industrial District – B Permitted Uses – *Amendment to add Office of Contractor or Tradesman* – July 5, 2022

Section 1-12 – Industrial District – B. Permitted Uses- *Amendment to add Heavy Machinery and Equipment retails sales and services* – August 2, 2022

Section 1-13 – Commercial Office District – *Changed to Mosher Corner Mixed Use – Change Permitted Uses; Special Exceptions; and Performance Standard* - October 5, 2021

Section 1-13- Mosher Corner Mixed Use – B. Permitted Uses – *Amendment to add Home Occupations as Permitted Use* – October 5, 2021

Section 1-13 – Mosher Corner Mixed Use – B. Permitted Uses – *Amendment to add Office of Contractor or Tradesman* – July 5, 2022

Section 1-13 – Mosher Corner Mixed Used – E. Performance Standards – *Amendment to 2) b), Utilities – to remove number 3. underground utilities* – August 1, 2023.

Section 1-14 – Office Residential District – B. Permitted Uses – *Amendment to add Retail Sales; F. Performance Standards- Add Performance Standard 13-* May 16, 2017

Section 1-14 – Office-Residential District – B. Permitted Uses – *Amendment to add Personal Services, April 2, 2019*

Section 1-14 – Office Residential District – B. Permitted Uses – *Amendment to add Office of Contractor or Tradesman* – July 5, 2022

Section 1-16 - Narragansett Development District – B. Permitted Uses - *Amendment to add Mobile Vending Units* – March 6, 2018

Section 1-16 – Narragansett Development District – B. Permitted Uses – *Amendment to add Personal Services* – April 6, 2021

Section 1-16 – Narragansett Development District – D. Dimensional Standards – *Amendment to 2) d), Minimum and Side Rear Yard* – April 6, 2021

Section 1-16 – Narragansett Mixed-Use District – B. Permitted Uses – *Amendment to add Accessory Uses Including Home Occupations* – October 5, 2021

Section 1-16 – Narragansett Mixed-Use District – E. Performance Standards – *Amendment to 5), Public Utilities – to remove letter b) underground utilities* – August 1, 2023.

Section 1-18 – Development Transfer Overlay District – *Amendment to D. Space Standards* – January 5, 2021

Section 1-18 – Development Transfer Overlay District – *Amendments to E. Performance Standards, 2. Design Standards* – January 5, 2021

Section 1-20 – McLellan-Sampson House – *Amendment to create new Chapter Section for Conditional Zone for McLellan-Sampson House* - December 1, 2015

Section 1-21 - *Amendment to create new Chapter Section for Olde Canal Industrial District* – September 5, 2017

Section 1-21 – Olde Canal Industrial District – B. Permitted Uses – *Amendment to add Marijuana Cultivation or Manufacturing Facility* – July 7, 2020

Section 1-21 – Olde Canal Industrial District – B. Permitted Uses - *Amendment to add Medical Marijuana Business* – April 6, 2021

Section 1-21 – Olde Canal Industrial District – B. Permitted Uses – *Amendment to add Office of Contractor or Tradesman* – July 5, 2022

Section 1-22 - *Amendment to create new Chapter Section for Agricultural/Industrial District* – October 3, 2017

- Section 1-22 - Agricultural/Industrial District – B. Permitted Uses - *Amendment to add Mobile Vending Units as permitted uses* – March 6, 2018
- Section 1-22 – Agricultural/Industrial District – B. Permitted Uses – *Amendment to add Office of Contractor or Tradesman* – July 5, 2022
- Section 1-22 – *Amendments regarding the standards in the Agricultural Industrial District* – April 4, 2023
- Section 1-23 – *Amendment to create new Chapter Section for Small Dwelling Overlay District* – December 4, 2018
- Section 1-24- *Amendment to create new Chapter Section for Urban Residential Expansion District*- February 1, 2022
- Section 1-24 – Urban Residential Expansion District – B. Permitted Uses - *Amendment to add agricultural uses into the Urban Residential (Village) Expansion Zoning District.* – April 4, 2023
- Section 1-24 – Urban Residential Expansion District – E. Performance Standards – *Amendment to 2) & 3), Utilities – to remove letter a. under both 2) & 3), underground utilities* – August 1, 2023.
- Section 1-25 – *Amendment to create new Chapter Section for South Gorham Commercial District* – January 3, 2023
- Section 1-25 – South Gorham Commercial District – D. Site Performance Standards – *Amendment to 12), Public Utilities – remove letter b), underground utilities* – August 1, 2023.
- Section 1-25 – South Gorham Commercial District – *Section title amended to South Gorham Commercial Corridor District* – September 5, 2023
- Section 1-26 – White Rock Mixed Use District – *New section added* – August 17, 2023
- Section 1-27 – South Gorham Crossroads District – *New section added* – September 5, 2023

CHAPTER 1A – PLANNED UNIT DEVELOPMENT

- Section 1A-6 – Planned Unit Development Site Plan Approval – B – 8. Application for Planned Unit Development Site Plan/Subdivision Approval – *Amendment pertaining to underground utilities* – August 1, 2023.

CHAPTER 2 – GENERAL STANDARDS OF PERFORMANCE

- Section 2-2 – Off-Street Parking Standards – *Amendments to include “Mobile Vending Units” and “Mobile Vending Units with Exterior Seating”* - March 6, 2018
- Section 2-2 – Off-Street Parking – *Amendment to delete in Section 2-2 - C. Parking, Loading and Traffic, C. Access and Parking Layout* – August 4, 2020
- Section 2-2 – Off-Street Parking Standards – *Amendments to Add Mixed-Use Developments* – January 5, 2021
- Section 2-2 – *Off-Street Parking Standards – Amendment to remove Accessory Apartments* – January 3, 2023
- Section 2-3 – Signs: *Amendments pertaining to Village Shared Entrance Signs* – October 6, 2015
- Section 2-3 – Signs: *Amendments pertaining to Farm Stand Directional Signs* – March 1, 2016
- Section 2-3 – Signs: *Amendment pertaining to Projecting Signs* – April 5, 2016
- Section 2-3 – Signs: *Amendment pertaining to Barber Poles* – March 7, 2017
- Section 2-3 – Signs: *Amendments to include Sandwich Board/A-Frame Signs* – August 7, 2018
- Section 2-4 – Residential – B. *Amendment pertaining to Multi-Family Housing* – December 4, 2018
- Section 2-4 – Residential – C: *Amendments pertaining to Accessory Apartments* – July 7, 2015
- Section 2-4 – Residential – *Amendments to add new section D. Mixed-Use Developments* – January 5, 2021
- Section 2-4 – Residential – *Amendments pertaining to standards for Section A. Clustered Residential Development* – March 2, 2021
- Section 2-4 – Residential – *Amendments pertaining to B. Performance Standards for Multi-Family Housing* – June 7, 2022
- Section 2-4 – Residential – *Amendments pertaining to C. Accessory Apartments* – January 3, 2023
- Section 2-4 – Residential – *Amendment pertaining to A. Clustered Residential Development – 6, f) underground utilities* – August 1, 2023
- Section 2-4 – Residential – *Amendment pertaining to B. Performance Standards for Multi-Family Housing – 1, b) underground utilities* – August 1, 2023
- Section 2-4 – Residential – *Amendment pertaining to B. Performance Standards for Multi-Family Housing – 1, b) underground utilities* – August 1, 2023
- Section 2-4 – Residential – *Amendment pertaining to A. Clustered Residential Development – 6, b) streets* – February 6, 2024
- Section 2-5 – Street Design Standards – Public Ways - *Amendment pertaining to Sidewalk Extensions* - January 2, 2018
- Section 2-5 – Street Design Standards – Private Ways – *Amendment pertaining to Standards for Private Ways* – July 2, 2019

- Section 2-5 – Minimum Standards for the Design and Construction of Streets and Ways – *Amendment to Add 25-lot Paved Private Ways* – January 5, 2021
- Section 2-5 – Minimum Standards for the Design and Construction of Streets and Ways – *Amendments to the Street Acceptance Process* – January 5, 2021
- Section 2-5 – Minimum Standards for the Design and Construction of Streets and Ways – *D. New definitions added* – February 6, 2024
- Section 2-5 – Minimum Standards for the Design and Construction of Streets and Ways – *H. Amendment to add Standards for Access Management* – February 6, 2024
- Section 2-6 – Campground Overlay District - Establishment – *Amendment pertaining to 8) – underground utilities* – August 1, 2023
- Section 2-10 – Amended Section Title – *Provision of Utilities* – August 1, 2023
- Section 2-10A – Amended to add Section – *Provision of Underground Utilities* – August 1, 2023
- Section 2-11– Fire Protection Water Supply – *Amendment pertaining to Standards for Installation of Fire Services* – December 4, 2018
- Section 2-12 - *Amendment to add agricultural uses into the Urban Residential (Village) Expansion Zoning District.* – April 4, 2023
- Section 2-14 – *Amendment regarding dog kennel standards setbacks* – April 4, 2023
- Section 2-15 – Amendment to add Section - *Home Occupation Standards* – November 22, 2016
- Section 2-15 – Home Occupation Standards – *Amendment to add Medical Marijuana Caregiver* – April 6, 2021
- Section 2-15 – Home Occupation Standards – *Amendment to add standards for Home Occupations for Medical Marijuana Caregivers* – April 6, 2021
- Section 2-16 – Amendment to add Section – *Mobile Vending Units* – March 6, 2018
- Section 2-16 – Amendment to permit mobile vending units identified in Mobile Vending Unit Overlay District – August 2, 2022
- Section 2-17 – Amendment to add Section – *Adult Use-Marijuana Cultivation for Personal Use* – August 6, 2019
- Section 2-18 – Amendment to add Section – *Outdoor Dining* – August 2, 2022

CHAPTER 3 – SUBDIVISION

- Section 3-3 – Preliminary Plan - Requirements – *Amendment pertaining to High Intensity Soils Survey* – September 4, 2018
- Section 3-3 – Preliminary Plan – *Amendment pertaining to B. Requirements – 18) underground utilities* – August 1, 2023
- Section 3-5 – Post Approval Activities – A. Performance Guarantee - *Amendment to permit Subdivision Development in separate and distinct phases* – April 5, 2022

CHAPTER 4 – SITE PLAN REVIEW

- Section 4-3 – Classification of Projects, Section 4-7 – Procedures for Review of Minor Developments, Section 4-8 – Procedures for Major Developments – *Amendment pertaining to C. Proposed Development Activity – 9. underground utilities* – August 1, 2023
- Section 4-9 – Approval Criteria and Standards – *Amendment pertaining to J. Utilities, underground utilities* – August 1, 2023
- Section 4-13 – Post Approval Activities – *Amendments pertaining to Site Plan Review* – June 7, 2022

CHAPTER 5 – FLOODPLAIN MANAGEMENT

CHAPTER 6 – WIRELESS TELECOMMUNICATIONS FACILITIES

CHAPTER 7 – IMPACT FEES

- Section 7-2 – Middle School Impact Fees –*Amendment to reinstate a Middle School Impact Fee* 7 September 3, 2019
- Section 7-1 – Impact Fee Waiver – *Amendment to waive impact fees* - January 7, 2020
- Section 7-3 – *Amendments regarding Recreation Impact Fees and expansion of eligible projects* – April 4, 2023

ZONING MAP AMENDMENTS

- Expand Development Transfer Overlay District to include areas of Mosher’s Corner and the vicinity of Lowell Road – July 7, 2020
- Amend Rural zoning district to Suburban Residential zoning district in the area between Wards Hill Road southerly to the Little River – July 7, 2020

Amendment to add Urban Residential Expansion District and Amend Suburban Residential zoning district to reflect changes to area adjacent to Little Falls Area – February 1 2022

Mobile Vending Unit Overlay District Map – August 2, 2022

Amend Rural and Suburban Residential zoning districts to Urban Residential Expansion District in the area of South Street to Brackett Road. And amend Rural zoning district to Suburban Residential in the area of New Portland Road and Lowell Road – October 4, 2022

Amend Rural and Suburban Residential zoning districts to Urban Residential Expansion District in the area around Gray Road, Libby Avenue and Queen Street and bounded by the Little River to the north and the Presumpscott River to east – January 3, 2023

Amendment to add South Gorham Commercial Corridor district and amend the Rural and Suburban Residential Districts, in the area along County Road, to South Gorham Commercial Corridor – January 3, 2023

Amendment to zoning map in the area between the Gorham By-Pass and South Street to the Urban Residential Expansion District – April 4, 2023

Amendment to zoning map to expand the Agricultural Industrial Zoning District – April 4, 2023