

**Town of Gorham
Comprehensive Plan Implementation Committee Workshop
June 1, 2020**

ITEM 1 - Land Use and Development Code - Discussion: Proposed amendment to the Zoning Map to allow Self-Storage Facilities in the Roadside Commercial Zone.

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AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council (5 ayes, 1 nay, Phillips) forwards the item to the Planning Board for a public hearing and recommendations.	January 7, 2020
Planning Board Meeting	The Planning Board forwarded the item to the Comprehensive Plan Implementation Subcommittee for review and recommendation.	February 3, 2020
Comp. Plan Implementation Committee	Zoom Workshop	April 6, 2020
Comp. Plan Implementation Committee	The Committee recommended a simplified version of review standards with comments going back to the Town Council that further standards might be warranted.	May 18, 2020

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

1. Overview

The item was discussed at length and the members of the Planning Board requested that staff provide a shortened version of performance standards to move forward with in the short term. Then the Planning Board will work with the Town Council on a more robust set of design performance standards for the district. Staff went through and provided standards for lot layout, buffering, utilities, building design standards, and access management. Staff then tried to limit each review section to not more than 4 individual performance standards for each criteria.

As a reminder, the Town Council did not provide any building design standards for the Planning Board to consider. The Town Council is looking to build on the development of Martin’s Point Medical Office, Sebago Brewery, Maine Optometry, and the re-built Irving Gas Station to help ensure that aesthetically pleasing development occurs as one enters Gorham. The Planning Board might want to consider reviewing the above-mentioned projects when developing specific design standards.

Proposed Language:

CHAPTER 1: ZONING REGULATIONS

SECTION 1-5 – DEFINITIONS

Self-Service Storage Facility – A structure containing separate, individual, and private storage spaces of varying sizes leased or rented to individuals for varying periods of time. Outdoor storage shall not be considered an accessory use to this permitted use.

Warehousing facilities – A building used primarily for the storage of goods and materials by the owner of the goods or operated for a specific commercial establishment or a group of establishments in a particular industrial or economic field. Warehousing may be for long-term or short term storage.

SECTION 1-11 - ROADSIDE COMMERCIAL DISTRICT

A. PURPOSE

To provide general sales, services and business space in the Town of Gorham.

B. PERMITTED USES

- 1) Any building or use listed under Section 1-10, Subsection B and C, Urban Commercial District.
- 2) Auto-oriented businesses.
- 3) Accessory uses and buildings including a caretaker unit.
- 4) Used car lot
- 5) Gasoline station and/or repair garage.

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- 6) Public utility facilities including substations, pumping stations, and sewage treatments plants.
- 7) Light Industrial Uses of ten thousand (10,000) square feet or less of gross building floor area.
- 8) Commercial outdoor recreation facilities.
- 9) Bed and Breakfast Establishment
- 10) Bed and Breakfast Establishment with public dining as an accessory use
- 11) Inn
- 12) Mobile Vending Units
- 13) Self-Service Storage Facility

C. SPECIAL EXCEPTIONS

- 1) (Reserved)

D. SPACE STANDARDS

Minimum lot size:	None
Minimum area per dwelling unit:	*
Minimum street frontage:	None*
Minimum front yard:	<u>25 feet* minimum</u> <u>90 feet maximum</u>
Minimum side and rear yards:	30 feet except as otherwise required by the buffer provisions of this Code and except when the side and/or rear yards abut a residential district in which case a minimum of 30 feet for commercial uses and 50 for light industrial uses or 50% of the building or outdoor stored material height, whichever is greater, shall be required.
Maximum building height:	None
Maximum building coverage:	None*

*Except that space standards for residential uses shall be the same as those of the Suburban Residential District.

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Notwithstanding the provisions of this subsection D, an auxiliary public utility structure is exempt from the minimum lot size and street frontage requirements of this district. Structures must meet setback requirements. Additional screening and buffering can be requested by the Planning Board.

E. PERFORMANCE STANDARDS

1) The performance standards contained in Chapter 2 of this Code shall be fully observed.

2) The following additional performance standards shall also apply.

a) Lot Layout –

1. Lots abutting multiple streets shall be oriented so the front of the building faces the street of lower classification unless the Planning Board grants access to the street of higher classification allowed under this section. For lots with frontage on both Main Street or Ossipee Trail and another street, the buildings, parking lots and access drives shall be located a minimum of twenty five (25) feet from Main Street or Ossipee Trail. Lots with frontage on Main Street shall meet the design standards within this section.

2. All generators, storage areas, and dumpster pads shall be landscaped and located behind buildings and structures so that they are not visible from any public street or residential properties. The Planning Board may allow generators, storage areas, and dumpster pads to be located so they are not located behind the buildings if the Board finds that the proposed locations are required to provide for a better overall design of the lots/ development and that are sufficiently buffered from public roads and residential properties.

3. Lots will be designed to have not more than one double-loaded row of parking between the building and the street or private way providing access to the lot. The access aisle to the parking space shall be only the minimum necessary to provide access to the parking spaces.

b) Utilities

1. All developments and subdivisions shall connect to public water and sewer meeting the requirements for the Portland Water District and the Town of Gorham.

a. The Planning Board may grant a waiver for public water main extension if the lot is located greater than 200' from the nearest watermain and the proposal meets the Determination of Unreasonable Costs under Chapter 2, Section 2-10 The Provisions of Public Water Supply.

b. The Planning Board may grant a waiver for public sewerage main extension if the lot is located greater than 200' and the costs to connect into the system is greater than 3 times the costs for an onsite sewerage disposal system.

2. All developments are required to have underground utilities.

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c) Buffer yards and landscaping buffering shall conform to following standards:

1. There shall be at least a 25' wide landscaped buffer between any public or private road.
2. That there shall be at least a 15' landscaped buffer between any abutting properties with residential uses. That there shall be at least a 10' landscaped buffer between any other abutting developed parcels.
3. The landscape buffer shall contain an adequate mix of trees, shrubs, plants, hardscapes, berms, topography, and other landscaping features that adequately break up the proposed development.
4. The Planning Board may allow the use of native forested area in place of the required landscaped buffer if the Board finds that the existing forest buffer is a minimum of 35' wide and provides the required screening to adequately break up the view of the development. That no cutting of existing trees will be allowed in the native forested buffer area. Dead, diseased, and dying trees may be removed with the approval of the Town Planner.
5. The landscape buffer area shall require a plan to be prepared by a registered landscape architect or qualified landscaping firm. The plan shall provide all the required submission requirements outlined under Chapter 3: Subdivision and/or Chapter 4: Site Plan Review. The name of the landscape professional and firm preparing the plan along with their credentials shall be provided with the landscape plan.

d) Building Design Standards:

1. The predominant exterior building materials shall be of high quality materials, including but not limited to, wood or vinyl clapboard siding, masonry units that replicate shake or clapboard siding, brick, sandstone, wood native stone and tinted/textured concrete masonry units and/ or glass products or metal or plastic roofing that simulates shake or shingle roofing. Simulated material may be substituted for any of the aforementioned building materials.
2. At least three different materials shall be used for the primary front façade for the building facing the primary street the building access and/ or Main Street. The Planning Board may waive the building material to two different materials if it finds the building design has enough architectural details to sufficiently break up the massing of the building. Glass for use in windows and doors shall not be considered one of the required building materials. All facades that have frontage on a street or private way shall be considered a primary façade.
3. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T-111. Prefabricated steel panels are excluded unless they contain architectural details with intricate designs. Metal roofs may be allowed if compatible

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with the overall architectural design of the building.

4. Building and other structure Colors: Exterior colors shall be on low reflectance, colors. The use of high intensity colors such as neon and fluorescent colors for the façade and/ or roof of the building are prohibited except as approved for building trim.

e) Access Management:

1. Entrances and uses in this district shall be combined to the maximum extent possible. Developments must allow for pedestrian and vehicular access into the lot's driveways, sidewalks, and/or parking lots from the abutting properties.

2. For lots with frontage on Main Street, Ossipee Trail, and another street the access drives shall be located off the street of lower classification unless the Planning Board finds that no safe alternative exists.

3. A parcel that does not have frontage on Main Street or Ossipee Trail shall not be granted vehicular access from street except in cases where:

a. Access will be provided through a combined entrance with another parcel which has frontage on the street.

4. Lots with access on Main Street or Ossipee Trail must have driveways located so that they are a minimum of 400' from another driveway on the same side of the street unless:

a. The Planning Board finds that the distance would provide for an unsafe circumstance.

b. The driveway's spacing to abutting properties' driveways cannot be spaced to meet the 400' minimum requirement. The Planning Board shall provide for a driveway spacing to the greatest extent possible.

PROPOSED MOTIONS:

Move for Public Hearing

Move item to a public hearing to the next available Planning Board meeting.

Move to Planning Board Workshop

Move item to a full Planning Board workshop