

Land Use and Development Code Amendment: Village Density

**Town of Gorham
Planning Board Workshop
November 2, 2020**

ITEM 1 - Land Use and Development Code – Public Hearing: proposed amendments to allow for varied density for mixed-used developments.

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AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council forwards the item to the Planning Board for a public hearing and recommendations. (7 ayes)	July 7, 2020
Planning Board Meeting	The Planning Board forwarded the item to the PLBD Comp Plan Implementation Committee for review and recommendations.	August 3, 2020
Planning Comp Plan Implementation Committee	The committee made 1 edit regarding stormwater and requested a few examples to compare the proposed density standards against.	August 18, 2020
Planning Comp Plan Implementation Committee	The committee added another review performance standards to address any development shall meet the scale of the area and revised the proposed parking waiver for being close to a transient stop.	September 29, 2020
Full Planning Board Workshop	No changes were proposed as part of the workshop by the Planning Board. The Board moved the item to the next meeting for a public hearing.	October 5, 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.

Memo completed by Thomas Poirier, Director of Community Development.

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1. Overview

The item is on for public hearing on the proposed ordinance amendment. The Planning Board will be voting on whether to recommend the proposed amendment to the Town Council. The Planning Board can either vote to recommend adopting the amendment as drafted by the Town Council or adopting the amendment as revised by the Planning Board. Staff has drafted a motion located on page 34.

Below on pages 2 through 4 shown in italics is information provided to the Planning Board as part of previous reviews.

*The PLBD Comp Plan Implementation Committee reviewed the proposed ordinance and made three changes to the Town Council's proposed language. The changes revolve around adding performance standards that the scale of the development should be consistent with the area and the desired future form of development as outlined in the Comprehensive Plan, revise the amendment language for the parking waiver, and revise stormwater treatment language under the Development Transfer Overlay district. The Planning Board Comp Plan Implementation Committee proposed changes are shown **bolded, underlined and struck through**.*

Below language shown in italics below is language provide to the PLBD Comp Plan Implementation Committee's last staff notes.

At the last meeting, the committee asked for a few examples of buildings that might be able to utilize the mixed-use provisions outlined in the proposed zoning amendment. For the committee's discussion below are three examples of buildings that could utilize the mixed-use performance standards. Staff provided some basic information regarding lot sizes, possible density for mixed-use buildings, and number of existing parking spaces. It would be helpful for the committee to review information provided by staff then review how many of the existing or proposed performance standards below might also lessen the overall density of a parcel should the parcel not be able to meet certain standards. Staff has also made the requested committee's edit regarding stormwater on page 30.

Staff is planning for the meeting to be informative in nature about the proposed amendments. The Committee should review the information and be ready to discuss the proposed amendments as well as identify for staff any additional information they would like to receive to assist in the amendment review.

109 Main Street – The lot is 1.03 acres or 44,867 sq.ft, the building footprint is 6,394 sq.ft. and the lot has 40 parking spaces. Under the Urban Commercial District would allow for 4 dwelling units under the current/ proposed zoning standards. If the applicant was going to utilize DTO standards they would be allowed up to 8 dwelling units and would be required to pay the bonus fee for any unit above 2. The maximum of 8 dwelling units would only be allowed as long as all the other standards for apartment sizes and other standards could be met.

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3 Main Street – The lot is 0.31 acres or 13,503 sq.ft, the building footprint is 3,578 sq.ft. and the lot has 20 parking spaces Under the Gorham Village Center District would allow for 1 dwelling units under the current/ proposed zoning standards. The effective year built was 1880, so the building is exempt from the underlying residential density as long as the performance standards under mixed-use developments standards have been met. The second floor is 2,100 sq.ft. so as proposed the maximum number of studio apartments allowed would be 5 studio apartments. Most likely it will be less apartments once you remove the required access hallways to serve the apartments.

If the applicant was going to utilize DTO standards they would be allowed up to 2 dwelling units and would be required to pay the bonus fee for both dwelling units.



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19 State Street – The lot is 0.16 acres or 6,969 sq.ft. with a building footprint of 2,526 sq.ft., the lot has parking for 6 to 8 (staff will try to confirm the exact amount before the committee meeting). Under the Gorham Village Center District would allow for no dwelling units under the current/ proposed zoning standards. The effective year built was 1800 so this building would also be exempt from the underlying residential density as long as the performance standards under mixed-use development standards have been met. The second floor for this building is 2,550 sq.ft. so as proposed the maximum would be 6 but likely less once required access and egress hallways are installed in the building.



Information in italics is information provided to the Planning Board as part of previous staff notes. The proposed amendments are under Chapter 1: Section 1-5: Definitions, Section 1-6: Urban Residential District, Section 1-9: Village Center District, 1-10: Urban Commercial District, Section 1-18: Development Transfer Overlay District.

Chapter 2: Section 2-2: Parking and Section 2-4: Residential.

The proposed amendment is to review the density for the Town's village areas and bring the ordinance to meet the provisions of a vibrant mixed-use village as identified in the Comprehensive Plan. The proposed amendment not only looks at the density requirement for the village but also identifies performance standards for mixed-use developments. Staff recommends this item be forwarded to either a Planning Board sub-committee or a full Planning Board workshop for review. Should the Planning Board send this item to a sub-committee, staff recommends that it be the Board's Comprehensive Plan Amendment Committee due to the density amendment being a standard identified in the Town's Comprehensive Plan.

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Proposed Amendments:

CHAPTER 1: ZONING REGULATIONS

SECTION 1-5 DEFINITIONS

Mixed-Use Developments

The development or redevelopment of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

SECTION 1-6 – URBAN RESIDENTIAL DISTRICT

D. SPACE STANDARDS

	<u>Watered & Sewered</u>	<u>Unsewered</u>
Minimum lot size	105,000 sq.ft.**	20,000 sq.ft.
Minimum area per dwelling unit	10,000 sq.ft.	20,000 sq.ft.
Minimum street frontage	80 ft.	80 ft.
Minimum front yard	25 ft.	25 ft.
Minimum rear and side yards	15 ft.*	15 ft.*

*Buildings higher than 30 feet shall have side and rear yards not less than 50% of building height.

SECTION 1-9 - VILLAGE CENTERS DISTRICT

SUBSECTION 1. LITTLE FALLS VILLAGE CENTER DISTRICT

A. PURPOSE

To provide space within Little Falls Village for small, local, retail sales, commercial service, and office uses which are in keeping with the scale and character of the Village while minimizing the traffic problems and interruptions created by such development. In addition, the rehabilitation and reuse of existing structures is encouraged.

B. PERMITTED USES

- 1) Local retail stores (individual stores shall not have more than seven thousand [7,000] square feet of gross floor area).

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- 2) Personal, business, and repair services.
- 3) Business and professional offices.
- 4) Residential uses including one-family dwellings, two-family dwellings, apartment buildings and multi-family housing but excluding mobile homes and trailers, except fraternity housing.
- 5) Municipal building or use.
- 6) Park or playground.
- 7) Accessory building or use including home occupations.
- 8) Rooming house.
- 9) Funeral home.
- 10) Place of public assembly, including indoor theater.
- 11) School, hospital, church, or any other institution of educational, religious, philanthropic, fraternal organization, or social nature which is not used for residential purposes, which has less than two thousand (2,000) square feet of floor area and which generates less than two hundred (200) vehicle trips during any twenty-four hour period.
- 12) Public utility facilities including substations, pumping stations, and exchange buildings.
- 13) Drive-through service, as defined in Section 1-5 of this Chapter, when accessory to financial institutions.
- 14) Bed and Breakfast Establishment
- 15) Bed and Breakfast Establishment with public dining as an accessory use.
- 16) Inn
- 17) Residential dwelling units part of a mixed use developments.

C. **SPECIAL EXCEPTIONS**

- 1) Day Care Center.
- 2) School, hospital, church or any other institution of education, religious, philanthropic, fraternal organization or social nature which is not used for residential occupancy and has two thousand (2,000) or more square feet of

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floor area or generates two hundred (200) or more vehicle trips during any twenty-four hour period.

D. SPACE STANDARDS

Minimum lot size:	None*
Minimum area per dwelling unit:	<u>10,000 sq.ft.**</u>
Minimum street frontage	None*
Building setback:	New buildings constructed in the Village Center District shall be located in such a manner as to maintain the established relationship of buildings to the street. No building shall be setback further than the average of the existing setbacks in the block in which the building is located or if an existing building is being demolished, than the pre-existing setback, whichever is greater.
Minimum side and rear yards:	10 feet [±] except as otherwise required by the buffer provisions of this Code.
Maximum building height:	<u>35 feet</u> <u>None</u>
Maximum building coverage:	None*

*These space standards for residential uses and properties shall be the same as those in the Urban Residential District. The Urban Residential District space standards do not apply to mixed-use buildings.

**Minimum area per dwelling unit for existing buildings being converted to mixed-use buildings may utilize the space standards under Chapter 2, Section: 2-4 Residential, D. Mixed-Use Developments.

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: SITE DEVELOPMENT

The performance standards contained in Chapter 2 of this Code shall apply and the following additional requirements shall be placed on uses within this district:

- 1) No portion of the lot in front of the front building line shall be used for accessory structures off-street parking, service or loading.
- 2) The Planning Board may waive or reduce the off-street parking requirements if:

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- a) An existing building is being converted to another permitted use, or
 - b) Adequate off-street parking is available in public cooperative off-street parking facilities within 300 feet of the site.
- 3) The Planning Board ~~may~~ shall require that entrances to uses in this district be combined to the maximum extent possible. Provisions shall be made for the interconnection of non-residential parking lots on adjacent parcels where feasible and appropriate to allow vehicular circulation between lots without having to go onto the public street. Such interconnections shall be designed to minimize the potential for the parking areas to be used as a “short-cut” by traffic.
 - 4) Each building shall be limited to a maximum of one entrance and exit to ~~Main Street~~ Gray Road at a point determined by the Planning Board.
 - 5) Parking shall be designed to reinforce the “village character.” No off-street parking shall be located within any required front, ~~side, or rear yard~~ ~~or~~ setback. No portion of the lot in front of the front building line shall be used for off-street parking.

Parking may be located in the side and rear setbacks if the Planning Board determines that the proposed design constitutes a creative parking solution that maximizes parking, encourages shared parking and/or cross access with adjacent properties. When allowing parking spaces within any side or rear setback the Planning Board shall review a landscape plan provided by a licensed landscape architect detailing how the proposed parking spaces visual impacts

- 6) Buildings shall be compatible with the “village character”. The exterior surface of all facades that are visible from a public street shall use traditional New England materials or materials which replicate traditional materials such as vinyl clapboard siding, masonry units that replicate shake or clapboard siding, or metal or plastic roofing that simulates shake or shingle roofing. The use of flat concrete block, corrugated or flat metal, fiberglass, or plastic panels, reflective materials, stucco, or products such as T-111 or plywood on facades visible from public streets is not permitted. The treatment of accessory buildings and structures shall be compatible with the principal building and shall use similar materials, details, and level of trim.

Roofs shall be designed to maintain the “village character”. All new buildings and additions shall have pitched or gabled roofs to the extent practical. If a pitched roof is not practical, false building fronts shall be used to imitate pitched roofs. Accessory buildings, canopies, and other

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structures shall have roof lines that are visually compatible with the roof line of the principal building.

SUBSECTION 2. GORHAM VILLAGE CENTER DISTRICT

A. PURPOSE

To provide space within Gorham Village for small, local, retail sales, commercial service, and office uses which are in keeping with the scale and character of the Village while minimizing the traffic problems and interruptions created by such development. In addition, the rehabilitation and reuse of existing structures is encouraged.

B. PERMITTED USES

- 1) Retail stores having less than seven thousand (7,000) square feet of floor area on any floor.
- 2) Personal, business, and repair services.
- 3) Business and professional offices.
- 4) Residential uses including one-family dwellings, two-family dwellings, apartment buildings and multi-family housing but excluding mobile homes, trailers, and fraternity housing.
- 5) Municipal building or use.
- 6) Park or playground.
- 7) Accessory building or use including home occupations.
- 8) Rooming house.
- 9) Funeral home.
- 10) Place of public assembly, including indoor theater.
- 11) School, hospital, church, or any other institution of educational, religious, philanthropic, fraternal organization, or social nature which is not used for residential purposes, which has less than two thousand (2,000) square feet of floor area and which generates less than two hundred (200) vehicle trips during any twenty-four hour period.
- 12) Public utility facilities including substations, pumping stations, and exchange buildings.

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- 13) Drive-through service, as defined in Section 5 of this Chapter, when accessory to financial institutions.
- 14) Bed and Breakfast Establishment
- 15) Bed and Breakfast Establishment with public dining as an accessory use
- 16) Inn
- 17) Residential dwelling units part of a mixed-use developments.

C. SPECIAL EXCEPTIONS

- 1) Day Care Center.
- 2) School, hospital, church or any other institution of education, religious, philanthropic, fraternal organization or social nature which is not used for residential occupancy and has two thousand (2,000) or more square feet of floor area or generates two hundred (200) or more vehicle trips during any twenty-four hour period.

D. SPACE STANDARDS

Minimum lot size:	None*
Minimum area per dwelling unit:	<u>10,000 sq.ft.**</u>
Minimum street frontage	None*
Building Setback:	New buildings constructed in the Village Centers District shall be located in such a manner as to maintain the “village character” with respect to the relationship of buildings to the street. No building shall be set back further than the average of the existing setbacks in the block in which the building is located or if an existing building is being demolished, than the preexisting setback, whichever is less subject to the performance standards of Subsection E.
Minimum side and rear yards:	10 feet [±] except as otherwise required by the buffer provisions of this Code.
Maximum building height:	35 feet <u>None</u>
Maximum building coverage:	None*

*These space standards for residential uses and properties shall be the same as those in the Urban Residential District. These Urban Residential District space

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standards do not apply to mixed-use buildings.

**Minimum area per dwelling unit for existing buildings being converted to mixed-use buildings may utilize the space standards under Chapter 2, Section: 2-4 Residential, D. Mixed-Use Developments.

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

All buildings, structures, and uses shall conform to the following additional performance standards:

The general performance standards of Chapter 2,
The Site Plan approval criteria and standards of Chapter 4, Section 4-9 where applicable, and
The following additional performance standards.

If there is conflict between the various standards of performance, the more restrictive provision shall apply.

1. Access into the Site

In addition to being safe and convenient, vehicular access into the site shall be designed to minimize traffic delays on the streets providing access to the site and shall meet the following requirements:

- a. Entrances to uses in this district shall be combined to the maximum extent possible.
- b. Each parcel having frontage on Main Street shall be limited to a maximum of one entrance from Main Street at a location determined by the Planning Board to be consistent with the purposes of this zoning district. The Planning Board may further restrict access from Main Street when alternative access is available.
- c. A parcel that does not have frontage on Main Street shall not be granted vehicular access from Main Street except in cases where:

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- 1) Access will be provided through a combined entrance with another parcel, and
- 2) The Planning Board determines that the increased use will not have a negative impact on Main Street traffic flow.

2. Egress from the Site

Vehicular egress from the site shall be designed to minimize the impact on Main Street traffic and the degradation of the character of the village and shall meet the following requirements:

- a. Exits from uses in this district shall be combined to the maximum extent possible.
- b. The creation of new vehicle exits onto Main Street shall be permitted only if the Planning Board finds that no other reasonable alternative exists. In this case, each parcel shall be limited to a maximum of one exit onto Main Street at a location determined by the Planning Board to be consistent with the purposes of this zoning district.
- c. A parcel that does not have frontage on Main Street shall not be granted vehicular egress to Main Street except in cases where:
 - 1) Egress will be provided through a combined exit with another parcel, and
 - 2) The Planning Board determines that the increased use will not have a negative impact on Main Street traffic flow.

3. Vehicular Circulation between Parking Lots

Provisions shall be made for the interconnection of non-residential parking lots on adjacent parcels where feasible and appropriate to allow vehicular circulation between lots without having to go onto the public street. Such interconnections shall be designed to minimize the potential for the parking areas to be used as a “short-cut” by traffic.

4. Parking Locations

Parking shall be designed to reinforce the “village character”. No off-street parking shall be located within any required front, ~~side, or rear yard~~ or setback. No portion of the lot in front of the front building line shall be used for off-street parking.

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Parking may be located in the side and rear setbacks if the Planning Board determines that the proposed design constitutes a creative parking solution that maximizes parking, encourages shared parking and/or cross access with adjacent properties. When allowing parking spaces within any side or rear setback the Planning Board shall review a landscape plan provided by a licensed landscape architect detailing how the proposed parking spaces visual impacts shall be minimized to the abutters and from public rights-of-way through the use of plantings, stonewalls, hardscape features, berms, and/ or fencing.

5. Reduction in Off-street Parking

The amount of off-street parking required by Chapter 2, Section 2-2 may be reduced for uses in this district in accordance with the provisions of that section.

6. Relationship of the Building to the Street

Buildings shall be located on the lot in a manner that reinforces the “village character”. Where an established village scale setback relationship exists, a new building shall maintain the established relationship. The area between the front wall of the building and street shall be used for pedestrian amenities, walkways, and landscaping. For buildings on corner lots, the setback relationship of both streets shall be maintained where possible to avoid the creation of “empty lots.” In no event shall any accessory structure be located closer than any principal structure to a street abutting the lot.

7. Pedestrian Relationships and Facilities

Where sidewalks exist or can be constructed in front of the parcel, the site shall be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives. The walkway to the front entrance shall be constructed with materials that contrast with the paving of the vehicular areas, that provide a safe and inviting access to the building, and that are visually compatible with other pedestrian facilities in the neighborhood. If a sidewalk is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material or design must be maintained across the driveway or another visually compatible method used to clearly delineate the sidewalk from the drive.

8. Motor Vehicle Facilities and Services

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The locations and design of facilities for motor vehicles including driveways, access roads, drive through facilities, and service areas shall be compatible with the “village character”. Vehicular and service facilities shall not be located between the building and the street. Access drives, driveways, and entrances or exits to drive through services shall not pass between the building and the sidewalk where a sidewalk exists or will be created. Overhead doors and service areas shall be located on the side or rear of the building and shall be screened from view from a public street. Drive through services shall be designed to keep vehicular activity to the side and/or rear of the building and shall prevent the queuing of vehicles between the building and the street or in other areas where it is visually intrusive.

9. Street Facades

All buildings shall be designed so that the front wall of the building and any wall facing Main Street that is not a front wall have the visual appearance of a front facade. The façade shall incorporate pedestrian scale design features such as doors and windows to create a “village character”. Windows or architectural treatments designed to simulate windows shall comprise no less than twenty (20) percent of the exterior wall surface. The façade shall be designed to avoid large areas of blank wall space.

10. Signs

In addition to the requirements of Chapter 2, Section 2-3, all signs shall maintain the “village character”, be of a pedestrian scale, and shall be located to be visually compatible with the site and the building. All signs shall also comply with the following standards:

- a) Freestanding signs shall be limited to a maximum height of eight (8) feet.
- b) Signs shall not be located on roofs.
- c) Attached or projecting signs shall not extend above the roofline for flat roofs or the ridge line of pitched roofs.
- d) Internally illuminated signs shall be prohibited.

11. Roof Lines

Roofs shall be designed to maintain the “village character”. All new buildings and additions shall have pitched or gabled roofs to the extent practical. If a pitched roof is not practical, false building fronts shall be

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used to imitate pitched roofs. Accessory buildings, canopies, and other structures shall have roof lines that are visually compatible with the roof line of the principal building.

12. Building Materials

Buildings shall be compatible with the “village character”. The exterior surface of all facades that are visible from a public street shall use traditional New England materials or materials which replicate traditional materials such as vinyl clapboard siding, masonry units that replicate shake or clapboard siding, or metal or plastic roofing that simulates shake or shingle roofing. The use of flat concrete block, corrugated or flat metal, fiberglass, or plastic panels, reflective materials, stucco, or products such as T-111 or plywood on facades visible from public streets is not permitted. The treatment of accessory buildings and structures shall be compatible with the principal building and shall use similar materials, details, and level of trim.

13. Lighting

Exterior lighting shall be compatible with the “village character”. Exterior lighting shall be designed to provide only the minimum lighting necessary to ensure adequate vision, safety, and comfort in parking and service areas and to not cause glare beyond the limits of the property boundaries.

Lighting shall also conform to the following standards:

- a) At a minimum, light fixtures shall have a total cutoff of light at more than ninety (90) degrees and a beam cutoff of no more than seventy-five (75) degrees.
- b) The illumination of parking lots shall provide for a uniformity ratio of not more than 4:1 (ratio of average to minimum illuminance) to provide for an even distribution of light.
- c) The maximum illumination level within parking lots shall be not more than 6.0 footcandles measured at the ground surface.
- d) The maximum illumination level at the property line with abutting properties in a residential district shall be not more than 0.2 footcandles.
- e) The illumination of other areas and facilities may be greater than the level established for parking lots provided that the lighting level and design are consistent with the guidelines of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook.
- f) Building mounted or wall pack lighting fixtures that have lamps or reflectors that are exposed to angles greater than forty-five (45) degrees above nadir are prohibited.
- g) The maximum light fixture height shall be twenty (20) feet.

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- h) Awnings shall not be illuminated in a manner that results in light being emitted through the awning material or that results in the awning appearing to be illuminated.
- i) The color of light fixtures and poles shall be compatible with the “village character”. No colors intended to accent the fixtures or poles shall be permitted.
- j) Lamps in exterior light fixtures shall be incandescent, metal halide, or high pressure sodium. Low pressure sodium lamps are prohibited.
- k) The use of exterior string lighting shall be prohibited except as part of seasonal holiday displays.
- l) Lighting that outlines the building or building features shall be prohibited.
- m) Period or historical fixtures that do not meet these requirements may be used as an alternative to conventional lighting provided that if the fixtures are not cutoff fixtures the maximum initial lumens generated by each fixture shall not exceed 2,000 for incandescent lamps and 8,500 for metal halide lamps if the lamp is internally recessed within the fixture or is shielded by internal louvers or refractors and the mounting height shall not exceed fifteen (15) feet above the adjacent ground.
- n) A photometric point by point analysis, on a grid no larger than 20 feet, shall be submitted to the Planning Board for review for all major developments requiring site plan review, applications involving increased security risks such as banks and ATM’s, and applications for uses regularly open after 9:00 PM. The grid shall extend to all project property boundaries.

SECTION 1-10 URBAN COMMERCIAL DISTRICT

A. PURPOSE

To provide general sales, services and business space in the Town of Gorham. Within this district, the redevelopment of parcels in a manner that is consistent with the “village character” is encouraged.

B. PERMITTED USES

- 1) Any building or use listed under Section 1-9, Subsection B, Village Centers District.
- 2) Retail businesses and service establishments.
- 3) Accessory uses and buildings including a caretaker unit.
- 4) Municipal building or use.

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- 5) Rooming house, excluding fraternity housing.
- 6) Funeral home.
- 7) Place of public assembly, including indoor theater.
- 8) School, hospital, church, or any other institution of educational, religious, philanthropic, fraternal organization, or social nature which is not used for residential occupancy which has less than two thousand (2,000) square feet of floor area and which generates less than two hundred (200) vehicle trips during any twenty-four hour period.
- 9) Public utility facilities including substations, pumping stations, and exchange buildings.
- 10) Drive-through service which is accessory to a permitted use.
- 11) Bed and Breakfast Establishment
- 12) Bed and Breakfast Establishment with public dining as an accessory use
- 13) Inn
- 14) Residential dwelling units part of a mixed-use developments.

C. SPECIAL EXCEPTIONS

- 1) Day Care Center.
- 2) School, hospital, church or any other institution of education, religious, philanthropic, fraternal organization or social nature which is not used for residential occupancy which has two thousand (2,000) or more square feet of floor area or which generates two hundred (200) or more vehicle trips during any twenty-four hour period.

D. SPACE STANDARDS

- 1) Urban Commercial District:

Minimum lot size:	None*
Minimum area per dwelling unit:	10,000 sq.ft.**
Minimum street frontage:	None*
Minimum front yard:	25 feet*

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	Minimum side and rear yards:10 feet*—except as otherwise required by the buffer provisions of this Code
Maximum building height:	35 feet* <u>None</u>
Minimum open space:	25% of lot area.
<u>Maximum Impervious Coverage Ratio</u>	<u>0.75</u>

*The space standards for residential uses and properties shall be the same as those in the Urban Residential District. The Urban Residential District space standards do not apply to mixed-use buildings.

**Minimum area per dwelling unit for existing buildings being converted to mixed-use buildings may utilize the space standards under Chapter 2, Section: 2-4 Residential, D. Mixed-Use Developments.

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

E. PERFORMANCE STANDARDS

All buildings, structures, and uses shall conform to the following additional performance standards:

- The general performance standards of Chapter 2,
- The Site Plan approval criteria and standards of Chapter 4, Section 4-9 where applicable, and
- The following additional performance standards

If there is conflict between the various standards of performance, the more restrictive provision shall apply.

1. Access into the Site

In addition to being safe and convenient, vehicular access into the site shall be designed to minimize traffic delays on the streets providing access to the site and shall meet the following requirements:

- a. Entrances to uses in this district shall be combined to the maximum extent possible.
- b. Each parcel having frontage on Main Street shall be limited to a maximum of one entrance from Main Street at a location determined by the Planning Board to be consistent with the

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purposes of this zoning district. The Planning Board may further restrict access from Main Street when alternative access is available.

- c. A parcel that does not have frontage on Main Street shall not be granted vehicular access from Main Street except in cases where:
 - 1) Access will be provided through a combined entrance with another parcel, and
 - 2) The Planning Board determines that the increased use will not have a negative impact on Main Street traffic flow.

2. Egress from the Site

Vehicular egress from the site shall be designed to minimize the impact on Main Street traffic and the degradation of the character of the village and shall meet the following requirements:

- a. Exits from uses in this district shall be combined to the maximum extent possible.
- b. The creation of new vehicle exits onto Main Street shall be permitted only if the Planning Board finds that no other reasonable alternative exists. In this case, each parcel shall be limited to a maximum of one exit onto Main Street at a location determined by the Planning Board to be consistent with the purposes of this zoning district.
- c. A parcel that does not have frontage on Main Street shall not be granted vehicular egress to Main Street except in cases where:
 - 1) Egress will be provided through a combined exit with another parcel, and
 - 2) The Planning Board determines that the increased use will not have a negative impact on Main Street traffic flow.

3. Vehicular Circulation between Parking Lots

Provisions shall be made for the interconnection of non-residential parking lots on adjacent parcels where feasible and appropriate to allow vehicular circulation between lots without having to go onto the public street. Such interconnections shall be designed to minimize the potential for the parking areas to be used as a “short cut” by traffic.

4. Parking Locations

Parking shall be designed to reinforce the “village character.” No off-street parking shall be located within any required front, ~~side, or rear yard~~

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~~or~~ setback. No portion of the lot in front of the front building line shall be used for off-street parking.

Parking may be located in the side and rear setbacks if the Planning Board determines that the proposed design constitutes a creative parking solution that maximizes parking, encourages shared parking and/or cross access with adjacent properties. When allowing parking spaces within any side or rear setback the Planning Board shall review a landscape plan provided by a licensed landscape architect detailing how the proposed parking spaces visual impacts shall be minimized to the abutters and from public rights-of-way through the use of plantings, stonewalls, hardscape features, berms, and/ or fencing.

5. Reduction in Off-street Parking

The amount of off-street parking required by Chapter 2, Section 2-2 may be reduced for uses in this district in accordance with the provisions of that section.

6. Relationship of the Building to the Street

Buildings shall be located on the lot in a manner that reinforces the “village character”. Where an established village scale setback relationship exists, a new building shall maintain the established relationship. If an established setback relationship does not exist, the building shall be located so that the front wall of the building is either:

- a. Within thirty feet of the front property line, or
- b. More than one hundred feet from the front property line

If the front wall of a building is located within thirty (30) feet of the property line, the area between the building and street shall be used for pedestrian amenities, walkways, and landscaping. No accessory buildings are permitted within this area.

If the front wall of a building is located more than thirty feet from the property line, the front yard shall be treated with structural elements, accessory buildings, and/or landscaping to establish a visual sense of a village scale setback. In no event shall any accessory structure be located closer than any principal structure to a street abutting the lot.

For new buildings on corner lots, the setback relationship of both streets shall be maintained where possible to avoid the creation of “empty corners.”

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7. Pedestrian Relationships and Facilities

Where sidewalks exist or can be constructed in front of the parcel, the site shall be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives if the front wall of the building is located within one hundred (100) feet of the property line. The walkway to the front entrance shall be constructed with materials that contrast with the paving of the vehicular areas, that provide a safe and inviting access to the building, and that are visually compatible with other pedestrian facilities in the neighborhood. If a sidewalk along the street is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material or design must be maintained across the driveway or another visually compatible method used to clearly delineate the sidewalk from the drive.

Provisions shall be made for pedestrian circulation between buildings and uses within a site or on adjacent parcels if the buildings do not have a direct relationship to the sidewalk or if the front wall of the building is located more than one hundred (100) feet from the property line.

8. Motor Vehicle Facilities and Services

The locations and design of facilities for motor vehicles including driveways, access roads, drive through facilities, and service and fueling areas shall be compatible with the “village character”. Service facilities shall not be located between the front wall of the building and the street or between the building and Main Street. Access drives, driveways, and entrances or exits to drive through services shall not pass between the front wall of the building and the sidewalk where a sidewalk exists or will be created if the building is located within one hundred (100) feet of the street. Overhead doors and service areas shall be located on the side or rear of the building and shall be screened from view from a public street. Facilities for the dispensing of fuel shall be located at the side of the principal building. Drive through services shall be designed to keep vehicular activity to the side and/or rear of the building and shall prevent the queuing of vehicles between the front wall of the building and the street or in other areas where it is visually intrusive or creates traffic problems.

9. Street Facades

All buildings shall be designed so that the front wall of the building and any wall facing Main Street that is not a front wall have the visual appearance of a front facade. The facade shall incorporate pedestrian scale design features such as doors and windows to create a “village character”. Windows or architectural treatments designed to simulate

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windows shall comprise no less than twenty (20) percent of the exterior wall surface. The facade shall be designed to avoid large areas of blank wall space.

10. Signs

In addition to the requirements of Chapter 2, Section 2-3, all signs shall maintain the “village character”, be of a pedestrian scale, and shall be located to be visually compatible with the site and the building. All signs shall comply with the following standards:

- a) Freestanding signs shall be limited to a maximum height of eight (8) feet.
- b) Signs shall not be located on roofs.
- c) Attached or projecting signs shall not extend above the roofline for flat roofs or the ridge line of pitched roofs.
- d) Internally illuminated signs shall be prohibited.

11. Roof Lines

Roofs shall be designed to maintain the “village character”. All new buildings and additions shall have pitched or gabled roofs to the extent practical. If a pitched roof is not practical, false building fronts shall be used to imitate pitched roofs. Accessory buildings, canopies, and other structures shall have rooflines that are visually compatible with the roofline of the principal building.

12. Building Materials

Buildings shall be compatible with the “village character.” The exterior surface of all facades that are visible from a public street shall use traditional New England materials or materials which replicate traditional materials such as vinyl clapboard siding, masonry units that replicate shake or clapboard siding, or metal or plastic roofing that simulates shake or shingle roofing. The use of flat concrete block, corrugated or flat metal, fiberglass, or plastic panels, reflective materials, stucco, or products such as T-111 or plywood on facades visible from public streets is not permitted. The treatment of accessory buildings and structures shall be compatible with the principal building and shall use similar materials, details, and level of trim.

13. Lighting

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Exterior lighting shall be compatible with the “village character”. Exterior lighting shall be designed to provide only the minimum lighting necessary to ensure adequate vision, safety, and comfort in parking areas and to not cause glare beyond the limits of the property boundaries. Lighting shall also conform to the following standards:

- a) At a minimum, light fixtures shall have a total cutoff of light at no more than ninety (90) degrees and a beam cutoff of no more than seventy-five (75) degrees.
- b) The illumination of parking lots shall provide for a uniformity ratio of not more than 4:1 (ratio of average to minimum illuminance) to provide for an even distribution of light.
- c) The maximum illumination level within parking lots shall be not more than 6.0 footcandles measured at the ground surface.
- d) The maximum illumination level at the property line with abutting properties in a residential district shall be not more than 0.2 footcandles.
- e) The lighting of canopies shall not be used to attract attention to the business. Areas under canopies shall be illuminated so that the uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 3:1 with an average illumination level of not more than 30 foot candles.
- f) Light fixtures located on canopies shall be mounted so that the lens cover is recessed or flush with the ceiling of the canopy.
- g) The illumination of other areas and facilities may be greater than the level established for parking lots provided that the lighting level and design are consistent with the guidelines of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook.
- h) Building mounted or wall pack lighting fixtures that have lamps or reflectors that are exposed to angles greater than forty-five (45) degrees above nadir are prohibited.
- i) The maximum light fixture height shall be twenty (20) feet for parking lots with less than twenty thousand (20,000) square feet of area, twenty-five (25) feet for parking lots with twenty thousand (20,000) to eighty thousand (80,000) square feet of area and thirty (30) feet for lots larger than eighty thousand (80,000) square feet.
- j) Awnings shall not be illuminated in a manner that results in light being emitted through the awning material or that results in the awning appearing to be illuminated.
- k) The color of light fixtures and poles shall be compatible with the “village character”. No colors intended to accent the fixtures or poles shall be permitted.
- l) Lamps in exterior light fixtures shall be incandescent, metal halide, or high pressure sodium. Low pressure sodium lamps are prohibited.

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- m) The use of exterior string lighting shall be prohibited except as part of seasonal holiday displays.
- n) Lighting that outlines the building or building features shall be prohibited.
- o) Period or historical fixtures that do not meet these requirements may be used as an alternative to conventional lighting provided that if the fixtures are not cutoff fixtures the maximum initial lumens generated by each fixture shall not exceed 2,000 for incandescent lamps and 8,500 for metal halide lamps if the lamp is internally recessed within the fixture or is shielded by internal louvers or refractors and the mounting height shall not exceed fifteen (15) feet above the adjacent ground.
- p) A photometric point by point analysis, on a grid no larger than 20 feet, shall be submitted to the Planning Board for review for all major developments requiring site plan review, applications involving increased security risks such as banks and ATM's, and applications for uses regularly open after 9:00 PM. The grid shall extend to all project property boundaries.

SECTION 1-18 – DEVELOPMENT TRANSFER OVERLAY DISTRICT

A, PURPOSE

The purpose of the Development Transfer Overlay District is to create livable, walkable neighborhoods in areas of the community where public sewerage is available or planned while minimizing development in other areas of the community where intensive development is not desired. This will be accomplished by allowing well-planned, higher density residential development in designated areas with public sewerage in exchange for the payment of a development transfer fee. The development transfer fee will be used by the Town to purchase conservation land and/or easements and open space.

B. APPLICABILITY

The provisions of this overlay district are optional. A land owner within the overlay district may choose to develop in accordance with the provisions of this overlay district or the provisions of the underlying zoning district. If the owner chooses to develop in accordance with these provisions, all subsequent development on the parcel shall then be subject to these requirements.

The provisions of this overlay district may only be utilized by new residential subdivisions or projects that are subject to site plan review and that meet all of the following provisions:

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- 1) The development is located within the Development Transfer Overlay District as shown on map of the Development Transfer Overlay District adopted by the Town Council as part of the Official Zoning Map;
- 2) The development will be served by public water and by the public sewerage system of the Town of Gorham and all buildings with plumbing facilities within the development will be connected to the sewer system; and
- 3) The owner or developer will pay a development transfer fee in accordance with the provisions of E.1.

The provisions of this district supplement and modify the provisions of the underlying zoning district. Where the provisions of the overlay district differ from or conflict with the provisions of the underlying district, these provisions shall govern if the property owner has chosen to develop in accordance with the overlay district provisions. The plan of any development approved in accordance with the overlay district must include a plan note stating that the plan was approved in accordance with the Development Transfer Overlay District, that a development transfer fee will be required to be paid prior to the issuance of the building permit for each dwelling unit in the development, and that all future development of the original parcel or lots created as part of the approval must be done in accordance with the provisions of the overlay district.

The provisions of the overlay district only apply to subdivisions and other developments approved in accordance with the overlay district and may not be applied to a lot(s) that is not located within a subdivision that was approved and developed in accordance with the provisions of the overlay district including the following:

- 1) lots within a subdivision that was approved prior to the effective date of this section,
- 2) lots in a subdivision that was approved and developed in accordance with the provisions of the underlying zoning district, or
- 3) lots that are not part of a subdivision.

C. PERMITTED USES

Only uses allowed in the underlying zoning district shall be permitted in the overlay district. Uses that are permitted uses in the underlying zoning district remain permitted use and uses that are special exceptions in the underlying zoning district remain special exception uses.

D. SPACE STANDARDS

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The following space standards apply to the subdivision or project and to the lots within the subdivision based upon the underlying zoning district.

<u>Standard</u>	<u>If the underlying zone is any district other than Rural</u>	<u>If the underlying zone is Rural</u>
Minimum net acreage per dwelling unit	6 5,000 sq. ft.	9,000 sq. ft.
Minimum lot size:		
One-family dwelling	8,500 sq. ft.	12,750 sq. ft.
Two-family dwelling	15,000 sq. ft.	22,500 sq. ft.
Multi-family dwelling or apartment	20,000 sq. ft. 15,000 sq. ft.	30,000 sq. ft. 15,000 sq. ft.
Non-residential <u>mixed-use</u>		
Minimum street frontage:		
One-family dwelling	75 60 feet	75 feet
Two-family dwelling	100 75 feet	125 feet
Multi-family dwelling or apartment	120 100 feet 100 feet	150 feet 100 feet
Non-residential <u>mixed-use</u>		
Minimum front yard for one and two-family dwellings:		
Access or sub-collector street or private way	15 feet	15 feet
Collector street or service road	30 feet	30 feet
Arterial street	70 feet	70 feet
Maximum front yard for one and two-family dwellings:		
Access or sub-collector street or private way	25 feet* none	25 feet* none
Collector street or service road	none	none
Arterial street		
Minimum front yard for multi-family dwellings, apartments and non-residential <u>mixed-uses</u> :		
Access or sub-collector street or private way	20 feet**	20 feet**
Collector street or service road	30 feet**	30 feet**
Arterial street	70 feet**	70 feet**
Minimum side and rear yards:		
One-family dwelling	10 feet	10 feet

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Two-family dwelling	15 feet	15 feet
Multi-family dwelling, apartment, or non-residential <u>mixed-use</u>	30 feet or height of building whichever is <u>greater***</u>	30 feet or height of building whichever is <u>greater***</u>
Maximum building height	None	None

* Not more than ten percent (10%) of single and two-family dwellings within a subdivision may have a front yard or setback of more than twenty-five (25) feet provided that:

- 1) any lot with a front yard greater than twenty-five (25) feet may not abut another lot with a front setback of more than twenty-five feet, and
- 2) any lot with a front yard greater than twenty-five feet must be identified on the approved subdivision plan and the maximum front yard for the lot specified on the plan.

***new buildings constructed on existing roads shall be located in such a manner as to maintain the established relationship of buildings to the street. No building shall be setback further than the average of the existing neighboring structures setbacks in the block in which the building is located or if an existing building is being demolished, than the pre-existing setback. Where no such relationship exists, the minimum setback shall be as identified per street classification.

*** new buildings constructed in existing neighborhoods shall be located in such a manner as to maintain the established relationship of existing neighboring structures to the side setbacks. Where no such relationship exists, the minimum setback shall be as identified per use type.

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

In addition to the performance standards of Chapter 2, all new subdivisions and developments that are approved in accordance with the provisions of the Development Transfer Overlay District must conform to the following performance standards. If these standards conflict with the performance standards of the underlying zone, these standards apply.

1. Development Transfer Fee and Calculations

- a) Calculation of the Fee – The development transfer fee that must be paid by a subdivision or development shall be based upon the

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number of “bonus units” included in the approved subdivision or development plan. “Bonus units” are approved dwelling units in excess of the number of dwelling units that could be built on the site in accordance with the provisions of the underlying zone.

The number of “bonus units” shall be determined by the Planning Board as part of the approval of the subdivision or site plan. The number of bonus units shall be calculated by determining the maximum number of dwelling units that could be developed on the site based on the underlying zoning, site conditions, and allowable density bonuses and subtracting those units from the number of approved dwelling units.

The maximum number of dwelling units allowed in the underlying zone shall be calculated as follows:

- 1) If the underlying zone has a maximum density provision based upon net residential density or net acreage per dwelling unit, the maximum number of units allowed under the underlying zoning shall be calculated based upon this requirement and calculated by dividing the net acreage of the area proposed to be subdivided by the per unit factor, plus any additional units allowed in the underlying district for the use of public sewerage and/or public water.
- 2) If the underlying zone does not have a maximum density requirement based upon net residential density or net acreage per dwelling unit, the maximum number of units allowed under the underlying zoning shall be determined by multiplying the gross acreage of the area proposed to be subdivided by sixty-five percent (65%) to allow for access and unusable land and then dividing the resulting net area by the minimum lot size for one family dwellings or the minimum lot area per dwelling unit for two-family dwellings, ~~or multifamily housing~~, or residential units part of a mixed-use development plus any additional units allowed in the underlying district for the use of public sewerage and/or public water.

The total development transfer fee for a subdivision or project shall be calculated by multiplying the number of “bonus units” determined by the Planning Board times the per-unit Development Transfer Fee established by the Town Council.

- b) Payment of the Fee – The total development transfer fee for the subdivision or project shall be divided by the total number of approved dwelling units in the subdivision or project to determine the development transfer fee for each dwelling unit. The per

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dwelling unit development transfer fee shall be paid to Town at the time of the issuance of the building permit for each dwelling unit in the project.

- c) Use of the Fee – Development transfer fees collected by the Town shall be deposited into a separate account and must be used only for acquiring the fee in or conservation easements on potentially developable land in areas where the Town desires to discourage growth in accordance with the priorities set forth below.

Any land acquired with development transfer fees must be permanently restricted from development and be used for conservation, passive and/or active recreation, and open space purposes. Development transfer fee revenue may be used in conjunction with other Town funds, impact fee revenue, or other private or government funding to acquire land or easements provided that the intent of this section is met.

The Town Council shall be guided by the following priorities in acquiring land or development rights/conservation easements with the development transfer fees:

- land that is adjacent to Town-owned recreational facilities or open space that is consistent with that use
- land that is adjacent to the Presumpscot or Little Rivers
- land that is currently in agricultural or silvicultural use and will remain in agricultural or silvicultural use
- land that is adjacent to land that is in agricultural or silvicultural use and that is permanently protected from development
- land with significant historical or archeological value
- land that has significant natural resource value but that is developable
- land within the viewshed from the top of Fort Hill toward Mount Washington with a priority for those parcels closest to the top of the hill
- land adjacent to or visible from arterial and rural collector roads in areas that are zoned Rural or a future low-density equivalent
- land that maintains the integrity of unfragmented habitat blocks
- other land that is identified as open space or conservation land in the Town's Comprehensive Plan including land adjacent to the principal approaches to Gorham

2. Design Standards

All subdivisions and other developments are subject to the provisions of A. 6) of Chapter 2. Section 2-4 – Residential and the plan shall show how these criteria will be addressed.

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a) Mixed-Use and Commercial Use Building Design Standards

- 1) Projects are required to be designed by a multidisciplinary design team comprising at a minimum of a licensed landscape architect, architect, surveyor, and professional engineer.
- 2) Plans sets are required to include at a minimum: photometric plans, architectural renderings, landscaped plans, stormwater **management plans and details to include treatment plans and details**, and any plans or information required under Chapter 3 and/ or 4. A visual plan and written assessment are also required which identify how the proposed development fits with existing neighboring structures, maintains the character of the overall neighborhood, and incorporates the required design criteria under this section and any underlying zoning district's design standards.
- 3) New buildings and structures shall be designed to meet any underlying district's architectural requirements. Buildings design shall also:
 - A. Orient service entrances, exterior fire escapes, exterior generators, waste disposal areas and other similar uses toward service lanes and away from the view of streets and public areas.
 - B. Position service areas to minimize conflicts with abutting uses.
 - C. Minimize the visual impacts of mechanical and HVAC equipment on the public way and surrounding neighborhood.
 - D. Minimize the visual impacts of utility connections.
 - E. Maintain the average perceived size of buildings at the sidewalk.
 - F. Traditional spacing patterns created by the repetition of uniform building widths along the street should be maintained.
 - G. New buildings should incorporate a base, middle, and a cap in the design.
 - H. Position taller portions of a structure away from neighboring buildings of lower scale.

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I. Establish a sense of human scale in the building design.

J. The scale of the development shall be compatible with the development pattern of the area and the desired future form of the area as outlined in the Town's Comprehensive Plan.

3. **Additional Standard for One and Two-Family Lots**

If a subdivision approved in accordance with these overlay provisions contains individual lots that will be developed with one or two-family dwellings, the layout of those lots should be deeper than they are wide to provide a suitable, private rear yard. At least eighty percent (80%) of lots within the subdivision that will contain single-family or two-family dwellings must have an average lot depth that is at least one hundred forty percent (140%) of the lot width as measured between the side lot lines of the lot at the rear of the required minimum front yard.

4. **Access Limitations**

Access to subdivisions or developments shall be designed to minimize the number of entrances onto arterial or collector roads. Direct vehicular access to individual lots or uses from existing roads classified as arterials, collectors or sub-collectors shall not be allowed unless the Planning Board finds that there is no reasonable alternative access.

5. **Open Space**

A portion of any new subdivision or project with more than ten lots or units must be set aside within the development and permanently protected as open space to serve the residents of the project. This requirement is in addition to any requirement for the payment of a recreational facilities or open space impact fee. The total combined area of the open space set aside within the subdivision shall be a minimum of ten percent (10%) of the gross area of the parcel. This open space must include an area of usable land as defined by the net acreage provision that is at least five percent (5%) of the total net acreage of the parcel (For example, if the net acreage of the parcel is twenty acres then at least 5% or one acre of the open space must be usable land).

The required open space within the subdivision or project may be used for the following types of uses:

- formal open spaces such as greens, commons, and parks

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- passive recreation areas
- natural resource or conservation areas

At least fifty percent (50%) of the required usable land within the open space shall be developed for formal spaces or recreation facilities. The Planning Board may waive or reduce this requirement if it finds that, due to the scale of the development, compliance with this requirement will not result in usable open space.

The setting aside of less-than-lot-sized pieces of land for specific formal spaces or recreation facilities is only permitted in a Development Transfer Overlay District approved subdivision. These areas can be aggregated to meet the 50% of the required usable open space and shall be developed for formal recreation facilities use. Formal recreation facilities shall include, but not be limited to, school bus stops with waiting shelters and/or benches or structures of any type, public monuments, small parks or gardens with structures such as benches or fountains, playground sets, basketball courts, trail heads with amenities, picnic tables, etc., and may occupy less-than-lot sized areas within the development.

Where appropriate the Planning Board may require buffering or screening from adjoining residential properties.

No parcels less than required lot size may be set aside for any other open space requirements prescribed in the Development Transfer Overlay District standards such as passive recreation areas, or natural resource or conservation areas.

6. Parking Lot Locations

Parking lots for five or more vehicles to serve multi-family housing, apartments, and non-residential uses shall be located to the side or rear of the building where feasible. No parking lots for these uses shall be permitted in the required front yard area.

CHAPTER 2: GENERAL STANDARDS OF PERFORMANCE

SECTION 2-2 – PARKING, LOADING, AND TRAFFIC

A. OFF – STREET PARKING STANDARDS

2) Mixed – Use Developments:

<u>Residential -</u>	<u>studio/ 1 bedroom</u>	<u>1 parking space</u>
	<u>units with more bedrooms</u>	<u>.5 parking space per extra bedroom*</u>

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Commercial - 1 unit per 250 sq.ft. of gross floor area

*For projects within .25 miles, or 1,340' of a public transit stop, the .5 parking space per extra bedroom ~~shall~~ **may** be waived by the Planning Board **if the Planning Board finds that the development will benefit from the reduced demand of onsite parking due to the transit stop.**

- 9) The Planning Board ~~may~~ shall approve the joint use of a parking facility by two or more principal buildings or uses where it is clearly demonstrated that said shared parking facility will substantially meet the intent of the requirements by reasons of variation in the probable time of maximum use by patrons or employees among such establishments.

SECTION 2-4 – RESIDENTIAL

D. MIXED -USE DEVELOPMENTS:

1) PERFORMANCE STANDARDS FOR GORHAM AND LITTLE FALLS VILLAGES, & URBAN COMMERCIAL DISTRICTS

- a) The residential density for existing buildings being converted to mixed-use developments constructed prior to 1925 shall be exempt from a base density standard identified under each districts' D. Space Standards provided the below standards c) through h) below are met.
- b) The residential density for new buildings shall meet the requirements of the zoning district which the parcel is located or the provisions for mixed-use residential density in Development Transfer Overlay District.
- c) 90% of the building's first floor shall be utilized for commercial, institutional, or land use other than residential or accessory residential space.
- d) Residential Dwelling Units Minimum Sizes: The total floor area of a residential dwelling unit shall meet the following minimum standards.
- | | | |
|----|------------|-------------------|
| 1. | Studio | 400 square feet |
| 2. | 1 bedroom | 550 square feet |
| 3. | 2 bedrooms | 700 square feet |
| 4. | 3 bedrooms | 850 square feet |
| 5. | 4 bedrooms | 1,000 square feet |
- e) Parking Requirements: To the greatest extent possible, parking shall be located to the rear of the building. The Planning Board may allow parking to the side of the building provided that a plan provided by a licensed landscape architect shows the view from the street and abutting properties

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has been buffered through use of landscaping with both plants and hardscape features.

- f) Developments shall be served by public water and sewer.
- g) That the development shall meet all applicable sections of underlying zoning standards outlined under Chapter 1: ZONING REGULATIONS, 2: GENERAL STANDARDS OF PERFORMANCE, 3: SUBDIVISION, and 4: SITE PLAN REVIEW.
- h) Mixed-use developments are exempt from Chapter 2, Section 2-4, B. Performance Standards for Multi-family Housing.
- i) **The scale of the development shall be compatible with the development pattern of the area and the desired future form of the area as outlined in the Town's Comprehensive Plan.**

SUGGESTED MOTION:

Move to recommend adoption by the Town Council of the proposed amendments under Chapter 1: Zoning Regulations, and Chapter 2: General Standards of Performance to revise density and performance standards in the Village Center Areas and to allow Mixed-Use Developments (with Planning Board's recommended changes).

PLANNING BOARD WORKSHOP NOTES

OCTOBER 5, 2020

ITEM 1 Land Use and Development Code – proposed amendments to allow for mixed-use developments in the Gorham Village Center and the Urban Commercial zoning districts

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Mr. Poirier explained the purpose of the proposed amendments as twofold: to bring the Gorham Village Center and Urban Commercial zoning districts in line with the requirements of the Comprehensive Plan, as well as to make changes to the density to address mixed-use buildings. Mr. Poirier said the Board's Comprehensive Plan Implementation Committee reviewed the proposed amendments and made changes as follows:

Page 30: Chapter 1, 2. Design Standards a) 2): "Plan sets are required to include ... stormwater management plans and details to include treatment plans and details,..."

Page 31: 2. Design Standards 2) 3): New J. "The scale of the development shall be compatible with the development pattern of the area and the designed future form of the area as outlined in the Town's Comprehensive Plan"

Page 33: Chapter 2, Section 2-2 – Parking, Loading and Traffic, 2): "For projects within .25 miles... of a public transit stop the .5 parking space per extra bedroom may be waived by the Planning Board if the Planning Board finds that the development will benefit from the reduced demand of onsite parking due to the transit stop."

Page 35: Chapter 2, Section 2-4 Residential: New j). "The scale of the development shall be compatible with the development pattern of the area and the designed future form of the area as outlined in the Town's Comprehensive Plan"

In reply to a comment from Mr. Fox, Mr. Poirier said that a provision has been added to the proposed ordinance language that a development needs to be in line with the vision of the Comprehensive Plan for the neighborhood and the pattern for the area. Mr. Fox said the language appears to compare the Comprehensive Plan's vision for development with what is being proposed for development, and to use the Comprehensive Plan as a benchmark.

Replying to Mr. Anderson, Mr. Poirier said the proposed language applies to the Gorham Village Center district and the Urban Commercial district.

Mr. Poirier said that the next step will be to place the proposed amendment on the Board's November agenda as a public hearing. Mr. Firmin said he is interested in what public comments the Board may hear.

The workshop adjourned at 6:46 p.m.