

**Land Use and Development Map Amendment: Office Residential District**

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**Town of Gorham  
Planning Board Meeting  
March 26, 2024**

**ITEM 3 - Land Use and Development Code – Public Hearing** – proposed zoning map amendment to change the zoning along a portion of Preble Street from Urban Residential (UR) to Office Residential (OR).

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**AMENDMENT TRACKING**

<b>DESCRIPTION</b>	<b>COMMENTS</b>	<b>STATUS</b>
<b>Town Council Meeting</b>	The Town Council forwards the item to the Planning Board for a public hearing and recommendations. (7 yeas)	<b>February 6, 2024</b>
<b>Planning Board Meeting Discussion</b>	The item was forwarded to the Planning Board’s Comprehensive Plan Implementation Committee, CPIC. (7 yeas)	<b>March 4, 2024</b>
<b>Planning Board Public Hearing</b>		<b>March 26, 2024</b>

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 Town Council is looking to rezone the parcels along Preble Street from Urban Residential to Office Residential as identified in the Comprehensive Plan. The Town Council is looking to just rezone those parcels on Preble Street, currently zoned Urban Residential to Office Residential. Those parcels currently zoned to other mixed-use zones (Urban Commercial, Gorham Village Center, and 10 Preble Street Conditional Districts) are not proposed to be rezoned to Office Residential District.

The proposed amendment would allow for the same density as the Urban Residential District but would allow for more commercial or mixed-use buildings. Below is a list of the additional permitted uses allowed for the Office-Residential District.

#### **PERMITTED USES**

- 1) Any building or use identified as a permitted use in the Urban Residential District under Section 1-6, Subsection B of this Chapter
- 2) Business and professional offices and professional out-patient clinics
- 3) Drive-through service, as defined in Section 1-5 or this Chapter, when accessory to financial institutions
- 4) Bed and Breakfast Establishment
- 5) Retail Sales having a gross floor area of less than 4,000 sf
- 6) Personal Services having a gross floor area of less than 2,000 sf
- 7) Office of Contractor or Tradesman

Office Residential space standards are the same for residential uses and are the same as the Urban Residential District. Commercial or mixed-use buildings are required to meet the space standards shown below under the Office Residential District, Section 1-14, E.

#### **SPACE STANDARDS FOR NON-RESIDENTIAL USES**

A structure existing at the date of adoption of this Section that does not conform to any of the following space standards may be converted or rehabilitated to an allowed non-residential use, provided that such conversion involves no exterior enlargement of the existing structure or additional area for vehicular parking or access. Conversions involving exterior enlargement or additional parking, or access areas shall adhere to all applicable space standards.

Minimum lot size	20,000 square feet
Minimum street frontage	80 feet
Building setback	New buildings constructed in this district shall be located in such a manner as to maintain the relationship to the street established by existing

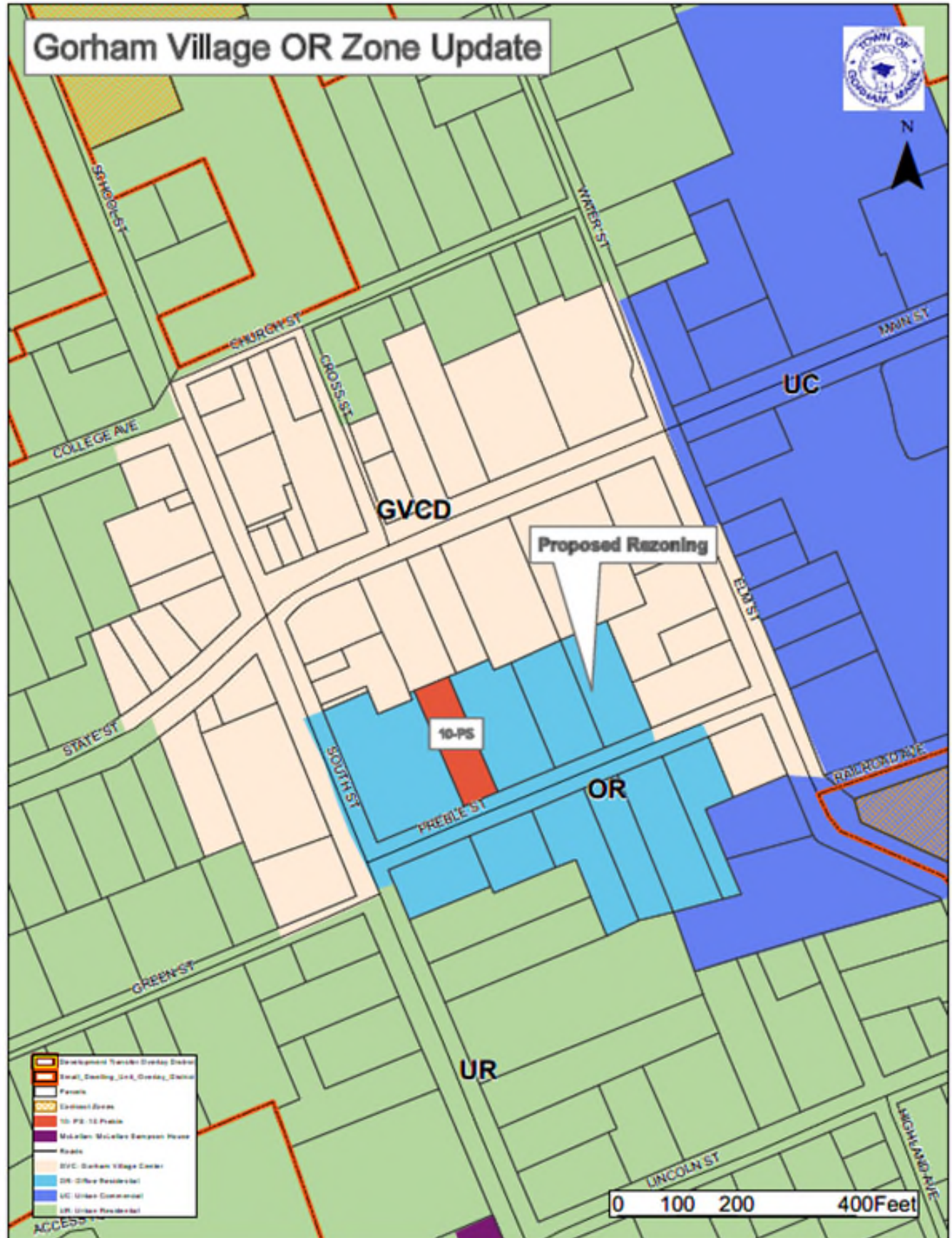
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	neighboring structures. Where no such relationship exists, the minimum setback shall be 40 feet.
Minimum side and rear yards	20 feet
Maximum building height	30 feet or two stories, whichever is less.
Maximum floor area ratio	0.15
Maximum impervious coverage ratio	0.40
Maximum gross floor area per each principal structure	8,000 square feet
Maximum gross floor area per lot	20,000 square feet

Below is a close-up map of the parcels on Preble Street to be rezoned Office-Residential District. Staff have also included a draft zoning map showing the parcels along Preble Street to be rezoned.

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### **PROPOSED MOTIONS:**

Move to send the proposed Zoning Map Amendment for rezone along Preble Street to Office Residential District to the Planning Board's (Ordinance Sub-committee or Comp Plan Implementation Sub-Committee for review and recommendation)

**Or**

Move to send the proposed Zoning Map Amendment for rezone along Preble Street to Office Residential District to the Town Council with a recommendation for adoption.