

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, October 24, 2011 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston

AGENDA

- I. ROLL CALL**
- II. ADJUSTMENTS TO THE AGENDA**
- III. CORRESPONDENCE**
- IV. OTHER BUSINESS:**
 - a) Apple Valley Estates Subdivision: Extension of approval
 - b) Forrestal Development, 25 Forrestal Street: Extension of approval
 - c) Request to initiate shoreland zoning map amendment:Garcelon Bog
 - d) Community gardens ordinance
 - e) Request to initiate amendment to clarify permitting requirements
 - f) Zoning and Land Use Updates/Matrix
 - g) Riverfront Master Plan update
 - h) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.
- VII. READING OF THE MINUTES:** Motion to adopt the draft minutes from August 8, 2011 and August 22, 2011.
- VIII. ADJOURNMENT**



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2011
RE: October 24, 2011 Planning Board Agenda Item IVa

Request for extension of approval: Apple Valley Estates Subdivision

On November 26, 2007 the Planning Board granted approval for development of a planned community with 48 single-family detached buildings and a recreation building located at 317 Pinewoods Road. The Board found the development to be substantially similar to a compatible with permitted and conditional uses in the Rural Agricultural district. Approval consisted of several conditions, which have been met. At this time, the roads have been accepted by the City within the first phase of the development. The Planning Board granted the developer a number of extensions, the last extension to expire November 26, 2011. Due to poor economic conditions, the applicant is requesting another one year extension of approval for the rest of the development.

Because the Board found the development to be substantially similar to and compatible with permitted and conditional uses in the Rural Agricultural district, the subdivision was approved with a conditional use permit, pursuant to Article V, Section 3(g). The Board granted a conditional use permit to be valid for a period of two years to be consistent with the development review expiration of two years. Typically, development review approval granted by the Planning Board provides the applicant two years to start the development and five years to complete. However, since this development was approved as a conditional use, Article X, Section 5 states that one (1) or more extensions of said time, each not to exceed one (1) year, may be granted by the Planning Board if the facts which supported the granting of the conditional use permit have not materially changed. Therefore, the requested extension is limited to one year until construction is completed.

No changes are being proposed from the plan last approved by the Board. Therefore, staff recommends the granting of a one year extension of the conditional use permit with an expiration of November 26, 2012.

In addition to the conditional use extension, an extension of development review approval is a separate matter pursuant to Article XIII, Section 11. As the Board is aware, new language has been adopted with respect to expiration of approval. The new language states:

- If development has not occurred as defined within the scope of this Code within two years, development review approval shall expire. The applicant may not

begin construction or operation of the development until a new approval is granted. An extension of development review approval must be made within two years of the initial granting of approval. The applicant must state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of an extension, if granted. Extensions of approval may include information submitted in the initial application by reference. Only one extension of the initial approval shall be allowed under these provisions. If the approved development is not completed within five years from the date of the granting of approval or extension of approval, said approval shall expire and the applicant shall reapply for a new approval.

Since this project was approved under the old provisions, yet construction has begun with phase 1 of 3 completed, staff recommends an extension approval is granted, treating this request as the first request for an extension under the new provisions. However, if the entire development is not completed by January 12, 2017 said approval shall expire and the applicant must reapply for a new approval.

ACTIONS NECESSARY

1. Make a motion to consider a request by Gard Crow on behalf of Apple Valley Estates, LLC for an extension of approval for Apple Valley Subdivision.
2. Obtain input on the request.
3. Make a motion to grant an extension of approval to Gard Crow on behalf of Apple Valley Estates, LLC, for Apple Valley Subdivision, a planned community with 48 single-family detached buildings and a recreation building located at 317 Pinewoods Road as follows:
 1. The granting of a one year extension of the conditional use permit with an expiration of November 26, 2012 pursuant to Article X, Section 5 of the Zoning and Land Use Code; and,
 2. The granting an extension of development review approval pursuant to Article XII, Section 11 of the Zoning and Land Use Code, in that if the entire development is not completed by November 26, 2017 said approval shall expire and the applicant must reapply for a new approval.



316 Pinewoods Road
Lewiston, ME 04240
207-784-9773

August 9, 2011

Ms. Lucy Bisson, Chairman
Lewiston Planning Board
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

RE: Request for extension of Approval

Dear Lucy,

The Apple Valley Estates subdivision was approved on November 26, 2007. Work began immediately after receiving our approval. The roads in phase one, approximately 500 feet of Vista Bella Drive and all of Macintosh Lane were accepted by and transferred to the City of Lewiston in late November of 2008. It wasn't until this point in time that we could begin to market our product. To date we have built a Model home on Lot 1, Improved Lot's 2-7 (lot 7 has been sold and lot 5 is under contract). We have also Built a 4,480 sq/ft Community/Recreation Center with two tennis courts.

At the Planning Board Meeting of August 23, 2010, the Board granted an extension that will expire November 26, 2011. Due to the ongoing soft economy we are requesting another extension of approval.

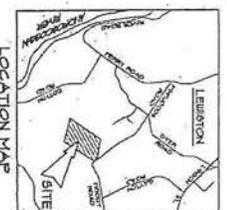
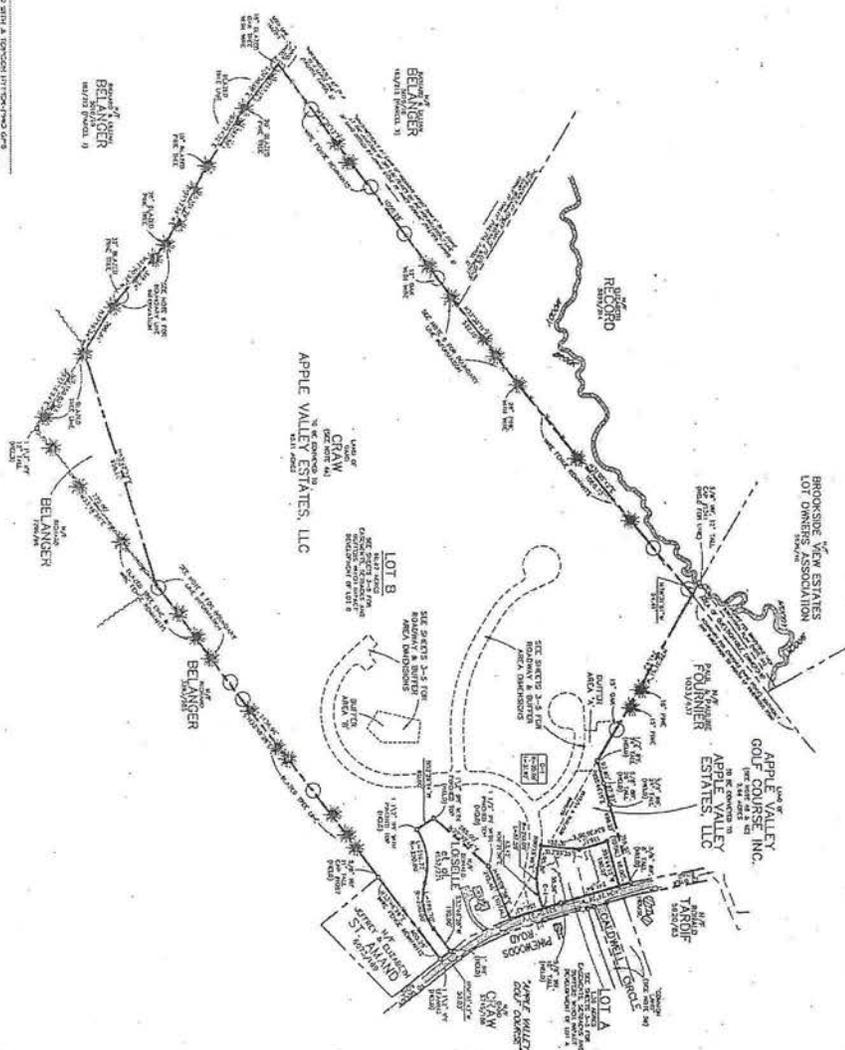
If you have any questions or should you require any additional information please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Gard Crow".

Gard Crow
Manager, Apple Valley Estates

Cc David Hediger, City Planner



NOTES

1) ALL RECORDS PERTAINING TO THIS PROJECT ARE ON FILE AT THE OFFICE OF THE REGISTER OF DEEDS, 100 WATER STREET, LEWISTON, MAINE 04240.

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NOTES (CONTINUED)

6) ALL RECORDS PERTAINING TO THIS PROJECT ARE ON FILE AT THE OFFICE OF THE REGISTER OF DEEDS, 100 WATER STREET, LEWISTON, MAINE 04240.

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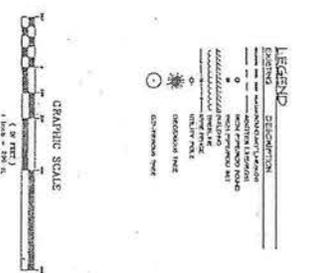
RECORDING DATA

APPROVED FOR RECORDING BY THE REGISTER OF DEEDS, LEWISTON, MAINE 04240.

RECORDED IN PLYMOUTH COUNTY, MAINE 04240.

DATE: 07/14/2015

BY: TINA M. CHRISTIAN



BOUNDARY SURVEY

FOR

APPLE VALLEY ESTATES

100 WATER STREET, LEWISTON, MAINE 04240

APPLE VALLEY ESTATES, LLC

100 WATER STREET, LEWISTON, MAINE 04240

Sebago Technics

Engineering, Expense You Can Budget

400 Canal Street - Auburn, Maine 04210

TEL: 603-783-1111 FAX: 603-783-0111

PROJECT NO: 15-012 FIELD NO: 15-012 DESIGN: CLD DRAWN: JMB

2/15/15 N/A 08/04/15 08/04/15

NO.	DATE	BY	DESCRIPTION
1	1-8-15	JMB	FIELD WORK
2	1-15-15	JMB	DESIGN
3	1-22-15	JMB	DESIGN
4	1-29-15	JMB	DESIGN
5	2-5-15	JMB	DESIGN
6	2-12-15	JMB	DESIGN
7	2-19-15	JMB	DESIGN
8	2-26-15	JMB	DESIGN
9	3-5-15	JMB	DESIGN
10	3-12-15	JMB	DESIGN
11	3-19-15	JMB	DESIGN
12	3-26-15	JMB	DESIGN
13	4-2-15	JMB	DESIGN
14	4-9-15	JMB	DESIGN
15	4-16-15	JMB	DESIGN
16	4-23-15	JMB	DESIGN
17	4-30-15	JMB	DESIGN
18	5-7-15	JMB	DESIGN
19	5-14-15	JMB	DESIGN
20	5-21-15	JMB	DESIGN
21	5-28-15	JMB	DESIGN
22	6-4-15	JMB	DESIGN
23	6-11-15	JMB	DESIGN
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100	12-9-16	JMB	DESIGN

Karin Jensen

NOT VALID UNLESS RECORDED HERE

**AN ORDINANCE PERTAINING TO DEVELOPMENT REVIEW
AND STANDARDS**

THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the Code of Ordinances of the City of Lewiston, Maine is hereby amended as follows:

APPENDIX A

ZONING AND LAND USE CODE

ARTICLE XIII. DEVELOPMENT REVIEW AND STANDARDS

Sec. 11. Expiration of approval.

~~Approval of the development plan and any building permit issued for development within the scope of this Code shall expire after a period of 24 months after the date of approval if substantial development has not begun. A statement of this effect must appear on all approved plans. [Extension of this deadline may only be granted by the body which approved the plan for good cause shown and in accordance with the amendment procedures found under article XIII, section 3(1) and the extension request must be made at least 60 days prior to the time of expiration.]~~

a) Initiation of development within two years.

- (1) If development has not occurred as defined within the scope of this Code within two years, development review approval shall expire. The applicant may not begin construction or operation of the development until a new approval is granted. A statement to this effect must appear on all approved plans.
- (2) An extension of development review approval must be made within two years of the initial granting of approval. The applicant must state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of an extension, if granted. Extensions of approval may include information submitted in the initial application by reference. Only one extension of the initial approval shall be allowed under these provisions.

b) Reexamination after five years.

- (1) If the approved development is not completed within five years from the date of the granting of approval or extension of approval, said approval shall expire and the applicant shall reapply for a new approval. A statement to this effect must appear on all approved plans. The appropriate reviewing authority must reexamine its initial approval and may impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred between the date of original approval and the date of expiration of that approval.

including any extension thereto. Within the scope of this Code, these changes may include, but not be limited to zoning, stormwater, environment, and traffic regulations. The appropriate reviewing authority may waive requiring any additional terms or conditions or other necessary corrective actions for a particular development for which it is determined the changes to be insignificant.

REASON FOR PROPOSED AMENDMENT

Given the size and scope of certain projects, or unforeseen economic conditions, some developments approved are not substantially completed within the 24 months currently allotted. Furthermore, the City of Lewiston has delegated review authority from the Maine Department of Environmental Protection (DEP) to review projects of a certain size subject to Site Location of Development Law (Site Law). In effort to be consistent with Site Law, the proposed amendment is in part based upon MDEP rules, providing an applicant of a development reviewed project pursuant to Article XIII of the Zoning and Land Use Code of the City of Lewiston two years to begin construction and five years to complete. The proposed amendment provides more flexibility for developers to complete a project while providing an extended deadline with provisions and guidance for the applicant and appropriate reviewing authority to determine whether a project should be reapproved or reexamined and impose additional terms or conditions as deemed necessary.

CONSISTENCY WITH COMPREHENSIVE PLAN

Review development review policies and practices to see where they can be streamlined in order to better service the development community. . . (see Economy, Policy 1, Strategy B, p. 38.)



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2011
RE: October 24, 2011 Planning Board Agenda Item IV(b)

Request by Lewiston Development Corporation for an extension of approval: 25 Forrestal Street

The Lewiston Development Corporation has submitted a request for extension of the December 12, 2005 approval received from the Planning Board. Specifically, the applicant is requesting an extension of approval for the construction of a 48,000 s.f. light industrial/warehouse structure at 25 Forrestal Street. At this time, the site has been prepped for development including the installation of the approved stormwater structures. However, because the project has not been completed, an extension of approval is being requested.

As the Board may recall an amendment to Article XIII, Section 11, Expiration of Approval became the effective December 23, 2010. The old language stated:

- Approval of the development plan and any building permit issued for development within the scope of this Code shall expire after a period of 24 months after the date of approval if substantial development has not begun. Extensions were allowed when a request was made at least 60 days prior to the time of expiration.

The new language states:

- If development has not occurred as defined within the scope of this Code within two years, development review approval shall expire. The applicant may not begin construction or operation of the development until a new approval is granted. An extension of development review approval must be made within two years of the initial granting of approval. The applicant must state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of an extension, if granted. Extensions of approval may include information submitted in the initial application by reference. Only one extension of the initial approval shall be allowed under these provisions. If the approved development is not completed within five years from the date of the granting of approval or extension of approval, said approval shall expire and the applicant shall reapply for a new approval.

Since this project was approved under the old provisions and construction has occurred with the prepping of the site, staff recommends extension approval is granted, treating this request as the first request for an extension under the new provisions. However, if the development is not

completed by January 12, 2017 said approval shall expire and the applicant must reapply for a new approval.

ACTIONS NECESSARY:

1. Make a motion to consider a request by Lewiston Development Corporation for construction of a 48,000 s.f. light industrial/warehouse structure at 25 Forrestal Street.
2. Obtain input on the request.
3. Make a motion pursuant to Article XIII, Section 11 of the Zoning and Land Use Code to grant a two year extension of approval to Lewiston Development Corporation for construction of a 48,000 s.f. light industrial/warehouse structure at 25 Forrestal Street with the following condition:
 - (1) If the development is not completed by January 12, 2017 said approval shall expire and the applicant shall reapply for a new approval pursuant to Article XIII, Section 11 of the Zoning and Land Use Code.



October 7, 2011

Mr. David Hediger, City Planner
Planning and Code Enforcement
27 Pine Street, City Building
Lewiston, Maine 04240

RE: Forrestal Development – Extension of Planning Board Approval

Dear Mr. Hediger:

On behalf of the Lewiston Development Corporation/Forrestal Development, LLC, I respectfully request that Planning Board's approval for the Forrestal Development project be extended for a period of two (2) years, as permitted under Article XIII, Section 11, *Expiration of Approval*, of the Land Use Ordinance.

The reason for this extension request is that the Growth Council and the Lewiston Development Corporation/Forrestal Development, LLC are and have been actively marketing this property for future development. However, the downturn in the economy and the slow recovery has hindered these efforts and we have not secured a tenant/owner for the project at this time. As such, the Growth Council and the Lewiston Development Corporation are requesting that the Planning Board's approval be extended for an additional two (2) years in order to preserve the project's development review approval.

To date, the Lewiston Development Corporation/Forrestal Development, LLC has expended in excess of \$700,000 in building and site design fees, site improvements and wetland mitigation. The site has been graded to a "pad ready" condition and the required utilities were also brought into the site and stubbed for future utility connections. In addition, the stormwater detention pond was also constructed along with other stormwater improvements, including the installation of catch basins and grading of the site to facilitate the flow of stormwater runoff to the catch basins and the detention pond. The steep slope to the rear of the site was also re-graded and a substantial amount of ledge and earth materials were removed in preparation of the site for the 48,000 square foot industrial building. Off-site wetland improvements were also made on two (2) lots in the Foss Road Business Park and these areas were monitored by Woodlot Alternatives for a period of five (5) years to ensure compliance with the wetland alteration permits.

Lastly, the Lewiston Development Corporation/Forrestal Development, LLC will continue to maintain the site to a "pad ready" condition and will contract with a local landscaping company to cut and trim the vegetation on site in order to maintain an attractive site as part of our ongoing marketing efforts.

LEWISTON-AUBURN ECONOMIC GROWTH COUNCIL

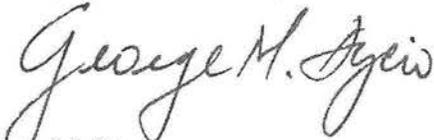
A Cities of Auburn and Lewiston Community Development Block Grant Funded Program

415 Lisbon Street, Suite 400, P.O. Box 1188 Lewiston, Maine 04243-1188 • Tel: (207) 784-0161 • Fax: (207) 786-4412 • www.economicgrowth.org

The Lewiston-Auburn Economic Growth Council and the Lewiston Development Corporation/Forrestal Development, LLC have taken an active role in marketing this site and have expended a great deal of time and effort, including a substantial amount of money, in preparing this site for development since receiving final approval from the Lewiston Planning Board. We will continue to market this development site and an extension of the Planning Board's approval would be very helpful.

Should you have any questions regarding this request, please feel free to contact me at your convenience.

Sincerely,



George M. Dycio
Economic Development Specialist

c: Lucien Gosselin, President, LAEGC
Chris Logan, President, LDC
Gildace J. Arsenault, Director, Planning and Code Enforcement
Lucy A. Bisson, Planning Board Chair

LEWISTON-AUBURN ECONOMIC GROWTH COUNCIL

1 Cities of Auburn and Lewiston Community Development Block Grant Funded Program

415 LISBON STREET, SUITE 400, P.O. BOX 1188 LEWISTON, MAINE 04243-1188 • TEL: 784-0161 • FAX: (207) 786-4412 • WWW.ECONOMICGROWTH.ORG



CITY OF LEWISTON

Planning & Code Enforcement



December 28, 2009

Lewiston Development Corporation/ Forrestal Development LLC
Attn. George Dycio
415 Lisbon Street
PO Box 1188
Lewiston Maine 04243--1188

Re: Request from Lewiston Development Corporation/ Forrestal Development LLC, for a two year extension of approval for the Forrestal Development project.

Dear Mr. Dycio;

At the Planning Board Meeting of November 23, 2009, the Board granted a two year extension of approval for Forrestal Development project. The two year extension will expire January 10, 2012.

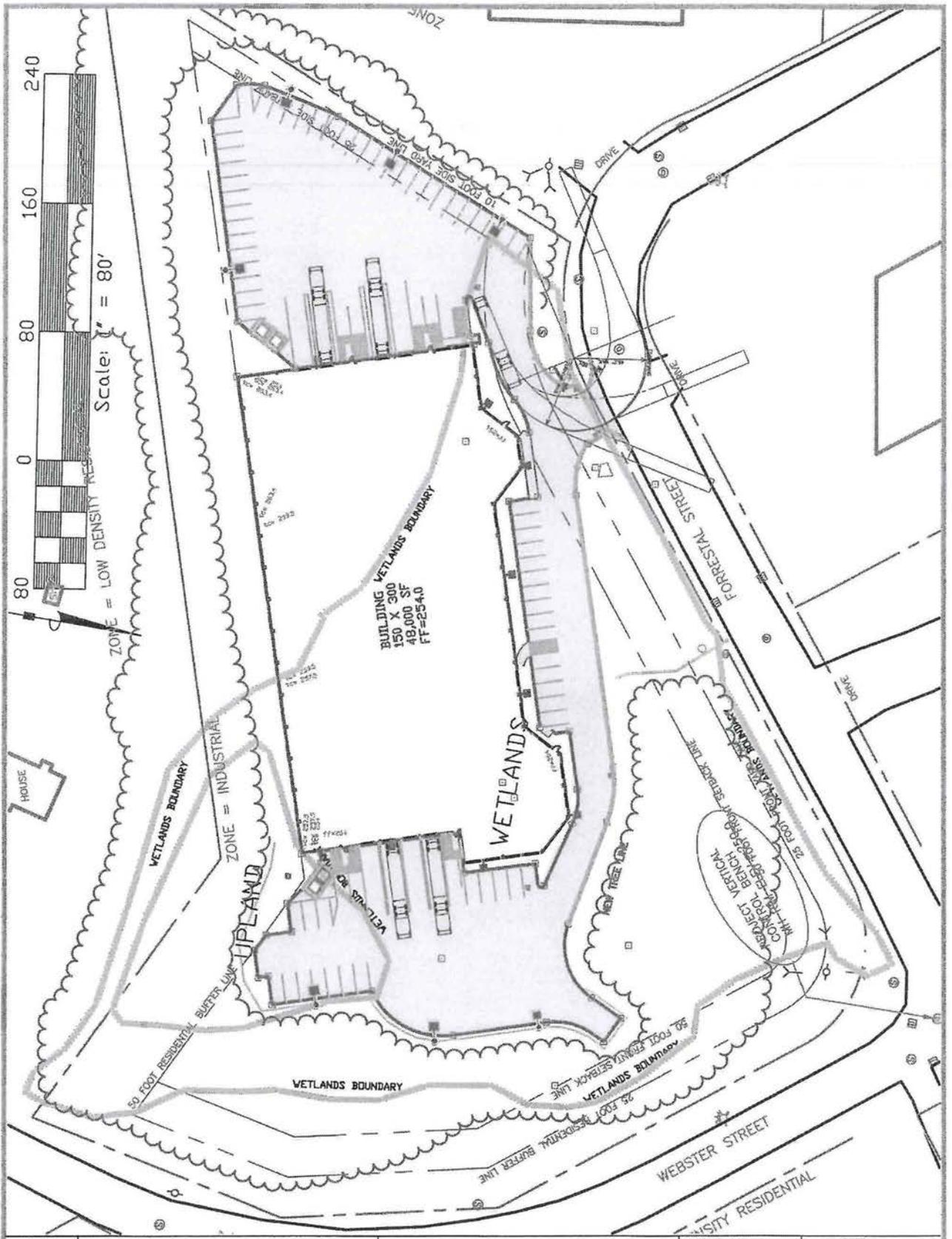
In accordance with the Lewiston Code, Article XIII, Development Review and Standards, Section 11, Expiration of Approval - approval of the development plan within the scope of this Code shall expire after a period of twenty-four (24) months after the date of Planning Board approval, if substantial development has not begun. Please be advised that you will need to obtain the proper building and related permits from the Lewiston Code Enforcement Office before starting any construction or site work.

Congratulations on the approval of your project. If you have any questions, please do not hesitate to give me a call at (207) 513-3125, Extension 3223.

Sincerely,

David R. Hediger, City Planner

cc: Lincoln Jeffers – Asst. to the City Adm.
Gildace Arsenault – Director of Planning & Code Enf.
Mark McComas – Dep. Dir. of Eco. & Comm. Deve.
David Chick/Michael Bussiere/Mark Cornelio – Police Dept.
Paul Ouellette/Peter Morrell/Bruce McKay-Fire Dept.
Rick Burnham/Janice Patterson – Engineering, Public Services



JOB NO.
020017

Engineering Designs For
Lewiston Development Corporation
95 Park Street
Lewiston, Maine 04243

Title
TRUCK ACCESS
Industrial / Warehousing Facility
25 Forrestal St., Lewiston, ME

DRAWN BY ksl
APPROVED BY spd
SCALE 1" = 100"
DATE 1/7/04



\fpz07\lewiston\groom\9-27-02\wet\main\23-451\dev\pin-7-3-02\dwg\1-02.dwg 07/2004 02:



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2011
RE: October 24, 2011 Planning Board Agenda Item IV(c)

Shoreland Zoning Amendment: Garcelon Bog

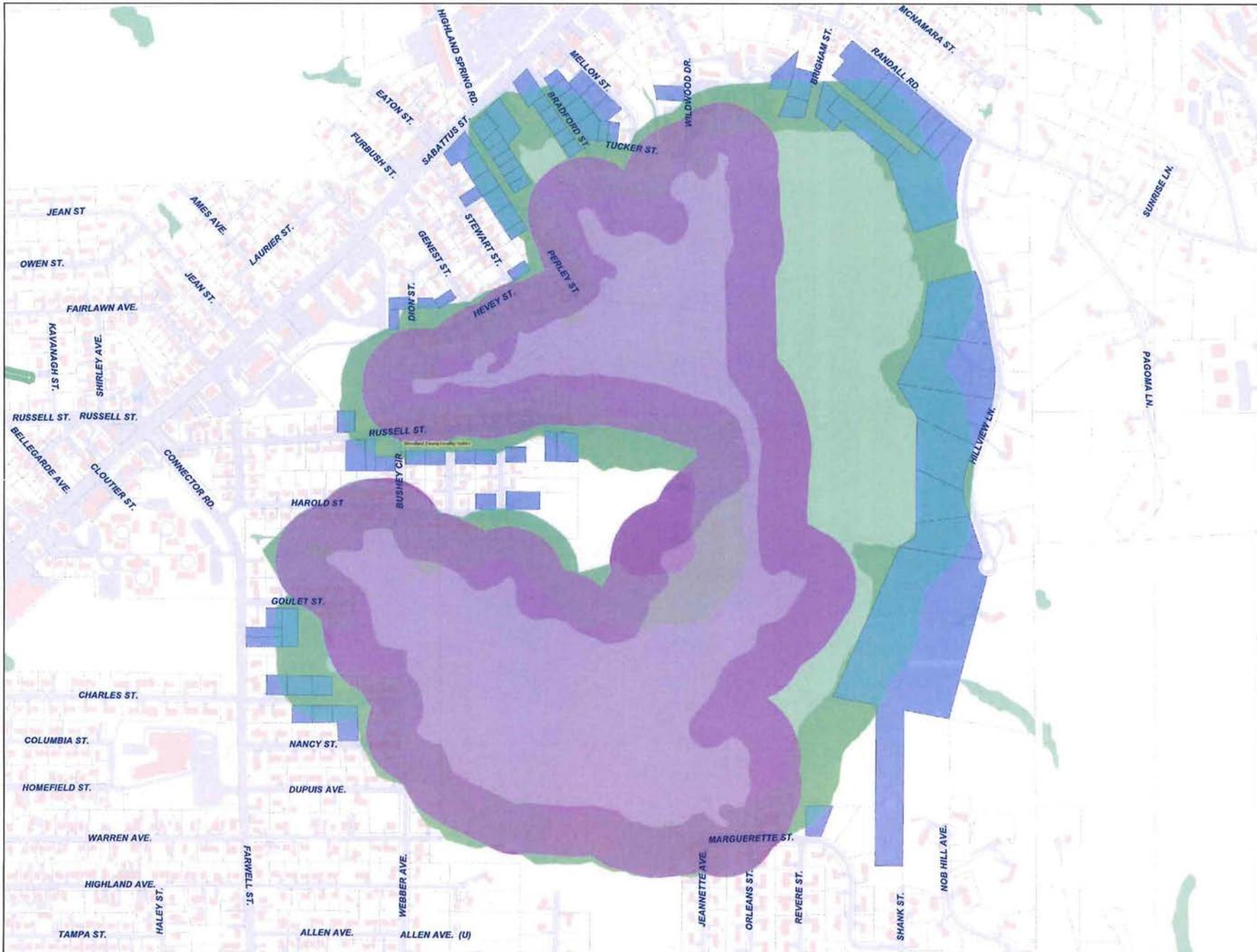
Garcelon Bog is a wetland of at least 10 acres which is required by DEP to be shoreland zoned. At some point in the 1990's the city mapped the required 250' shoreland zoned area around this resource based upon aerial photograph and wetland mapping provided by the State. Over the years, the accuracy of the map has been questioned by staff and property owners with obvious discrepancies between open emergent wetland areas, scrub-shrub wetland vegetation, and forested wetland. Specifically, areas that are forested wetland are not subject to shoreland zoning regulations (however, they may be subject to other DEP natural resource protections regulations).

The City has been provided updated wetland delineation from Jones Associates with respect to the specific shoreland boundary of Garcelon Bog. This delineation was arrived at by walking the boundary of the resource, resulting in more accurate data for purposes of mapping. The City has taken that data and has drafted an updated the shoreland zoning map for Garcelon Bog. The more accurate data has resulted in over 70 properties being removed areas previously subject to shoreland zoning requirements and no new properties have been added to the shoreland zoning area.

Staff is requesting the Planning Board initiate an amendment to update the shoreland zoning map for Garcelon Bog. This is the most accurate data to date for this resource. Amending the shoreland zoning district will not result in changes to underlying zoning districts. The underlying districts, Resource Conservations, Neighborhood Conservation "A", and Suburban Residential will remain in place. However, those properties that were inaccurately mapped in the shoreland zone would now have greater ability to make improvements to their lots.

ACTIONS NECESSARY

- Make a motion pursuant to Article XVII, Section 5(b)(1)(c) of the Zoning and Land Use Code for staff schedule a public hearing to consider a proposed amendment to the shoreland zoning map for Garcelon Bog.



Map provided by City of Lewiston, Maine. All rights reserved. This map is for informational purposes only and does not constitute a warranty of any kind. The City of Lewiston is not responsible for any errors or omissions on this map. The City of Lewiston is not responsible for any damages or losses resulting from the use of this map. The City of Lewiston is not responsible for any actions taken based on this map. The City of Lewiston is not responsible for any actions taken based on this map.

THE DEPICTION OF THE BOUNDARIES OF THE ZONES ON THIS OFFICIAL SHORELAND ZONING MAP IS FOR ILLUSTRATIVE PURPOSES ONLY FOR PURPOSES OF ADMINISTRATION AND ENFORCEMENT OF THE SHORELAND ZONING ORDINANCE. THE EXACT BOUNDARIES OF THE ZONE SHALL BE DETERMINED BY ON-SITE INSPECTION AND MEASUREMENT FROM THE NORMAL HIGH WATER LINE OR UPLAND EDGE OF A WETLAND.

- Legend**
- Proposed regulated wetland/natural resource per Shoreland Zoning
 - Proposed Shoreland Zoning
 - Existing regulated wetland/natural resource per Shoreland Zoning
 - Existing Shoreland Zoning
 - Parcels no longer in proposed Shoreland Zone

Garcelon Bog

Existing/Proposed Shoreland Zoning Map

October 2011
Scale: 1" = 250'





CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2011
RE: October 24, 2011 Planning Board Agenda Item IV(d)

Community Gardens

Article II, Section 2 of the Zoning and Land Use Code defines *Community gardens* as the non-commercial use of a lot or a portion thereof for the purpose of growing vegetables, flowers, landscaping and/or other cultivated plants which are intended for consumption and/or use primarily by the surrounding neighborhood. Said use of land is limited to four zoning districts: Riverfront (RF), Mill (M), Downtown Residential (DR), and Centreville (CV). Staff has been approached by property owners in the downtown other parts of the city to establish community gardens. Upon reviewing the ordinance, some of the proposed areas are located in the Neighborhood Conservation "A" (NCA) and "B" (NCB) and Community Business (CB) districts.

Staff believes that any district or area of the city should be allowed to establish a community garden as a permitted use and has drafted performance standards for the Board's consideration prior to scheduling a public hearing.

ACTIONS NECESSARY

- Make a motion pursuant to Article XVII, Section 5(b)(1)(c) of the Zoning and Land Use Code for staff schedule a public hearing to consider a proposed amendment pertaining to performance standards for community gardens.

AN ORDINANCE PERTAINING TO COMMUNITY GARDENS

THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the Code of Ordinances of the City of Lewiston, Maine is hereby amended as follows:

APPENDIX A

ZONING AND LAND USE CODE

Article II. Definitions.

Sec. 2. Definitions

Community gardens means the non-commercial use of a lot or a portion thereof for the purpose of growing vegetables, flowers, landscaping and/or other cultivated plants which are intended for consumption and/or use primarily by the surrounding neighborhood. a vacant lot that occupies no more than 10,000 square feet managed and maintained to grow and harvest food and/or horticultural products for personal or group consumption or sale or donation as regulated under Article XII, Section 4.

Article XII. Performance Standards

Sec. 4. ~~Reserved.~~ Community garden standards.

The following standards shall apply to the establishment or creation of any community garden in City of Lewiston:

1. A community garden may be located in any zoning district in with the exception of the Resource Conservation district.
2. A community garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of a group.
3. Unless permitted by the underlying zoning district on-site sale of community garden products shall be prohibited.
4. The site shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining on to adjacent properties.
5. Compost bins or piles shall be located as close as practicable to the center of the lot.
6. Accessory structures including buildings or signs shall comply with requirements of the underlying zoning district.
7. Cultivated areas shall be prevented from encroaching onto adjacent properties.
8. The property shall be maintained free of high grass, weeds or other debris. Dead garden plants shall be regularly removed and, in any instance, no later than October 31 of each year.

9. Use of mechanical equipment shall be limited to that customarily identified as household lawn and garden equipment. Use of said equipment shall be restricted to the hours 7:00 a.m. to 7:00 p.m.
10. Only individuals or organizations authorized by the property owner shall participate in garden use.
11. The community garden shall be subject to applicable odor provisions contained in Article XII, Section 19(4).
12. A use permit must be obtained prior to gardening activity, subject to the above referenced standards.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2011
RE: October 24, 2011 Planning Board Agenda Item IV(e)

Request to initiate amendment to clarify permitting requirements

It has come to staff's attention that the language in the Zoning and Land Use Code should be more specific with respect to the types of permits and fee's required. The City requires permits for activities regulated through the Zoning and Land Use Code, such as fences, driveways, changes of use, etc. The Code references when a permit will not be issued, when certificate of occupancy is required upon a use of land or building being permitted. In addition, there are sections of the Code specific to permitting requirements. Article XIII references no permits or certificates of occupancy shall be issued until final development review approval is obtained and that fees may be charged for the review. Article XIV requires a flood hazard permit be obtained before any activity occurs in a 100-year flood zone. Article V requires that no permit shall be issued for the construction, addition, alteration, removal, demolition or change of use of any building, structure, or part thereof, or for the use of any premises unless the plans and intended use indicate that the building, structure, or premises is to conform in all respects to this Code and the land use laws of the State of Maine. However, there is no language in the Code that references the overall requirement for a permit and associated fee with respect to the Zoning and Land Use Code.

The proposed amendment provides clarification a permit shall be required for all activities regulated by this Code. It also clarifies the fee's established by the City Council are applicable to said permitting. This language is consistent with permitting and fee related language found throughout Lewiston's Code of Ordinances, such as the Building and Plumbing Code and Business Licensing.

Staff has drafted language for the Board's consideration and is requesting the Planning Board initiate an amendment to the Zoning and Land Use Code to clarify permitting and fee requirements as related to said Code.

ACTIONS NECESSARY

- Make a motion pursuant to Article XVII, Section 5(b)(1)(c) of the Zoning and Land Use Code for staff schedule a public hearing to consider a proposed amendment to the clarify permitting and fee requirements as related to the Zoning and Land Use Code.

Sec. 5 Administrative procedures

- (a) A building/ use permit shall be required for all activities regulated by this code including, but not limited to the following:
- 1.) The construction, alteration, relocation, demolition, placement, or removal of or the addition to any structure or building or part thereof;
 - 2.) The construction/ installation of a wall or fence 3.5 feet or greater in height in accordance with Article XII, Sec. 7;
 - 3.) The erection/ installation of a sign or the replacement of a sign face regulated in accordance with Article XII, Section 16 of this code;
 - 4.) The construction/ installation of a swimming pool regulated in accordance with Article XII, Section 6 of this code;
 - 5.) The construction of a driveway or parking lot;
 - 6.) The change of use or occupancy of a building, structure, or lot of land
 - 7.) Campgrounds

No permit shall be issued for the construction, addition, alteration, removal, demolition or change of use of any building, structure, or part thereof, or for the use of any premises unless the plans and intended use indicate that the building, structure, or premises is to conform in all respects to this Code and the land use laws of the State of Maine.

Sec. 6 Fees

- (a) **Payment of fees.** A permit shall not be valid until the fees prescribed by the Policy Manual of the City of Lewiston have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- (b) **Belated fees** Any person who commences any work prior to obtaining a permit required by this code shall be subject to a double permit fee.
- (c) **Refunds.** Upon request by the applicant and approval of the director of code enforcement, a permit fee may be refunded within 90 days of issuance of the permit.

Sec. 6 7 Certificate of Occupancy

Sec. 7 8 Violations

Sec. 8 9 Violation abatement

Sec. 9-10 Penalty



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2011
RE: October 24, 2011 Planning Board Agenda Item IV(f)

Zoning and Land Use Matrix

At this time, the Planning Board is being presented individual tables of each zoning districts space and bulk standards. Separate tables are being provided so existing and proposed standards can be easily identified. A single table with all the proposed standards will be generated once a public hearing is scheduled. Staff is requesting the Board to review and provide comments.

Staff is working to produce a use table that is separated in a similar fashion that will be provided at a future meeting.

NO ACTIONS NECESSARY

Dimensional Requirements⁽¹³⁾	Current RA	Proposed RA
Minimum lot size with public sewer		
Single family detached	60,000 sf ⁽²⁴⁾	60,000 sf ⁽²⁴⁾
Single family attached	20 acres	20 acres
Two-family dwellings		
Single family cluster developments	20 acres	20 acres
Mixed single family residential development ⁽¹⁴⁾	20 acres	20 acres
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms	120,000 sf	120,000 sf
Religious facilities	120,000 sf	120,000 sf
Veterinary facilities	120,000 sf	120,000 sf
Other uses	40,000 sf	120,000 sf
Minimum lot size without public sewer⁽³⁾		
Single family detached, mobile homes on individual lot	60,000 sf ⁽²⁴⁾	60,000 sf ⁽²⁴⁾
Single family attached	20 acres	20 acres
Two-family dwellings		
Single family cluster developments	20 acres	20 acres
Mixed single family residential development ⁽¹⁴⁾	20 acres	20 acres
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms	120,000 sf	120,000 sf
Religious facilities	120,000 sf	120,000 sf
Veterinary facilities	120,000 sf	120,000 sf
Other uses	40,000 sf	120,000 sf
Minimum net lot area per du with public sewer		
Single family detached	60,000 sf	60,000 sf
Single family attached	60,000 sf	60,000 sf
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	60,000 sf	60,000 sf
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lot	60,000 sf	60,000 sf
Single family attached	60,000 sf	60,000 sf
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	60,000 sf	60,000 sf
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes (21)	200 ft	200 ft
Single family attached	300 ft	300 ft
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	300 ft	300 ft
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		

Farms	250 ft	300 ft
Religious facilities	250 ft	300 ft
Veterinary facilities		
Other uses	200 ft	300 ft
Minimum front setback		
Single family detached, mobile homes on individual lot	25 ft	25 ft
Single family attached	50 ft	50 ft
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	50 ft	50 ft
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms	50 ft	50 ft
Religious facilities	25 ft	25 ft
Veterinary facilities		
Other uses	25 ft	25 ft
Dimensional Requirements ⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lot	25 ft	25 ft
Single family attached	50 ft	50 ft
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	50 ft	50 ft
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	25 ft	25 ft
Veterinary facilities		
Other uses	25 ft	25 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lot	25 ft	25 ft
Single family attached		
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	50 ft	50 ft
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Religious facilities	50 ft	50 ft
Mixed use structures		
Veterinary facilities	50 ft	100 ft
Farm structures for keeping of animals	100 ft	100 ft
Other uses	50 ft	50 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lot	10 ft	10 ft
Single family attached	50 ft	50 ft
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	50 ft	50 ft
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	25 ft	25 ft
Veterinary facilities	25 ft	25 ft
Farm structures for keeping of animals	25 ft	25 ft

Other uses	25 ft	25 ft
Maximum height		
Farms	75 ft	75 ft
Other uses	35 ft	35 ft
Ratios		
Maximum lot coverage	0.15	0.15
Minimum open space		

Dimensional Requirements ⁽¹³⁾	Current LDR	Proposed LDR
Minimum lot size with public sewer		
Single family detached	10,000 sf	10,000 sf
Single family attached		
Two-family dwellings	np	15,000 sf
Single family cluster developments	5 acres	5 acres
Mixed single family residential development ⁽¹⁴⁾	np	5 acres
Mixed residential development ⁽¹⁴⁾	5 acres	5 acres
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	40,000 sf	40,000 sf
Veterinary facilities		
Other uses	20,000 sf	20,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots	40,000 sf	40,000 sf
Single family attached		
Two-family dwellings	np	60,000 sf
Single family cluster developments	5 acres	5 acres
Mixed single family residential development ⁽¹⁴⁾	np	5 acres
Mixed residential development ⁽¹⁴⁾	5 acres	5 acres
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	40,000 sf	40,000 sf
Veterinary facilities		
Other uses	40,000 sf	40,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	np	7,000 sf
Mixed residential development ⁽¹⁴⁾	7,000 sf	7,000 sf
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	np	20,000 sf
Mixed residential development ⁽¹⁴⁾	20,000 sf	20,000 sf
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	100 ft	100 ft
Single family attached		
Two-family dwellings	100 ft	100 ft
Mixed single family residential development ⁽¹⁴⁾	200 ft ⁽¹⁾	200 ft ⁽¹⁾
Mixed residential development ⁽¹⁴⁾	200 ft ⁽¹⁾	200 ft ⁽¹⁾
Multifamily dwellings		
Mixed use structures		

Farms		
Religious facilities	100 ft	200 ft
Veterinary facilities		
Other uses	100 ft	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	20 ft	20 ft
Single family attached		
Two-family dwellings	np	20 ft
Mixed single family residential development ⁽¹⁴⁾	np	50 ft
Mixed residential development ⁽¹⁴⁾	50 ft	50 ft
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	50 ft	50 ft
Veterinary facilities		
Other uses	20 ft	20 ft
Dimensional Requirements⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots	20 ft	20 ft
Single family attached		
Two-family dwellings	np	20 ft
Mixed single family residential development ⁽¹⁴⁾	np	50 ft
Mixed residential development ⁽¹⁴⁾	50 ft	50 ft
Multifamily dwellings		
Mixed use structures		
Religious facilities	20 ft	20 ft
Veterinary facilities		
Other uses	20 ft	20 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	10 ft	10 ft
Single family attached		
Two-family dwellings	np	10 ft
Mixed single family residential development ⁽¹⁴⁾	np	30 ft
Mixed residential development ⁽¹⁴⁾	30 ft	30 ft
Multifamily dwellings		
Religious facilities	50 ft	50 ft
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	25 ft	25 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	10 ft	10 ft
Single family attached		
Two-family dwellings	np	10 ft
Mixed single family residential development ⁽¹⁴⁾	np	30 ft
Mixed residential development ⁽¹⁴⁾	30 ft	30 ft
Multifamily dwellings		
Mixed use structures		
Religious facilities	25 ft	25 ft
Veterinary facilities		
Farm structures for keeping of animals		

Other uses	25 ft	25 ft
Maximum height		
Farms		
Other uses	35 ft	35 ft
Ratios		
Maximum lot coverage	0.30	0.30
Minimum open space		

Dimensional Requirements ⁽¹³⁾	Current SR	Proposed SR
Minimum lot size with public sewer		
Single family detached	20,000 sf	20,000 sf
Single family attached		
Two-family dwellings		
Single family cluster development	10 acres	5 acres
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	40,000 sf	40,000 sf
Veterinary facilities		
Other uses	20,000 sf	20,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots	40,000 sf	40,000 sf
Single family attached		
Two-family dwellings		
Single family cluster development	10 acres	10 acres
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	40,000 sf	40,000 sf
Veterinary facilities		
Other uses	40,000 sf	40,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	125 ft	125 ft
Single family attached		
Two-family dwellings		
Single family cluster development (with multiple vehicular acc	250 feet (50 feet)	250 feet (50 feet)
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	200 ft	200 ft

Veterinary facilities		
Other uses	125 ft	125 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	25 ft	25 ft
Single family attached		
Two-family dwellings		
Single family cluster development	50 ft	50 ft
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	50 ft	50 ft
Veterinary facilities		
Other uses	25 ft	25 ft
Dimensional Requirements ⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots	25 ft	25 ft
Single family attached		
Two-family dwellings		
Single family cluster development	50 ft	50 ft
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	25 ft	25 ft
Veterinary facilities		
Other uses	25 ft	25 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	15 ft	15 ft
Single family attached		
Two-family dwellings	np	10 ft
Single family cluster development	30 ft	30 ft
Mixed single family residential development ⁽¹⁴⁾	np	30 ft
Mixed residential development ⁽¹⁴⁾	30 ft	30 ft
Multifamily dwellings		
Religious facilities	50 ft	50 ft
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	30 ft	30 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	15 ft	15 ft
Single family attached		
Two-family dwellings		
Single family cluster development	30 ft	30 ft
Mixed single family residential development ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	30 ft	30 ft
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	30 ft	30 ft

Maximum height		
Farms		
Other uses	35 ft	35 ft
Ratios		
Maximum lot coverage	0.20	0.20
Minimum open space		

Dimensional Requirements⁽¹³⁾	Current MDR	Proposed MDR
Minimum lot size with public sewer		
Single family detached	10,000 sf	10,000 sf
Single family attached	20,000 sf	20,000 sf
Two-family dwellings	15,000 sf	15,000 sf
Single family cluster developments	5 acres	5 acres
Mixed single family residential development ⁽¹⁴⁾	5 acres	5 acres
Mixed residential development ⁽¹⁴⁾	5 acres	5 acres
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20,000 sf	40,000 sf
Veterinary facilities		
Other uses	40,000 sf	40,000 sf
Minimum lot size without public sewer⁽³⁾		
Single family detached, mobile homes on individual lots	20,000-40,000	40,000 sf
Single family attached	np	np
Two-family dwellings	80,000	60,000 sf
Single family cluster developments	5 acres	5 acres
Mixed single family residential development ⁽¹⁴⁾	5 acres	5 acres
Mixed residential development ⁽¹⁴⁾	5 acres	5 acres
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	40,000 sf	40,000 sf
Veterinary facilities		
Other uses	40,000 sf	40,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached	5,000 sf	5,000 sf
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	5,000 sf	5,000 sf
Mixed residential development ⁽¹⁴⁾	5,000 sf	5,000 sf
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential development ⁽¹⁴⁾	20,000 sf	20,000 sf
Mixed residential development ⁽¹⁴⁾		20,000 sf
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	100 ft	100 ft
Single family attached	200 ft	200 ft ⁽¹⁾
Two-family dwellings	125 ft	125 ft
Mixed single family residential development ⁽¹⁴⁾	200 ft ⁽¹⁾	200 ft ⁽¹⁾
Mixed residential development ⁽¹⁴⁾	200 ft ⁽¹⁾	200 ft ⁽¹⁾
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	100 ft	100 ft
Veterinary facilities		

Other uses	100 ft	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	20 ft	20 ft
Single family attached		30 ft
Two-family dwellings	20 ft	20 ft
Mixed single family residential development ⁽¹⁴⁾	30 ft	30 ft
Mixed residential development ⁽¹⁴⁾	30 ft	30 ft
Multifamily dwellings	30 ft	30 ft
Mixed use structures		
Farms		
Religious facilities	50 ft	50 ft
Veterinary facilities		
Other uses	50 ft	50 ft
Dimensional Requirements ⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots	20 ft	20 ft
Single family attached	20 ft	20 ft
Two-family dwellings	20 ft	20 ft
Mixed single family residential development ⁽¹⁴⁾	30 ft	30 ft
Mixed residential development ⁽¹⁴⁾	30 ft	30 ft
Multifamily dwellings		
Mixed use structures		
Religious facilities	30 ft	30 ft
Veterinary facilities		
Other uses	30 ft	30 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	10 ft	10 ft
Single family attached	30 ft	30 ft
Two-family dwellings	30 ft	30 ft
Mixed single family residential development ⁽¹⁴⁾	10 ft	30 ft
Mixed residential development ⁽¹⁴⁾	10 ft	30 ft
Multifamily dwellings	30 ft	30 ft
Religious facilities	10 ft	30 ft
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	30 ft	30 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	30 ft	30 ft
Single family attached	30 ft	30 ft
Two-family dwellings	30 ft	30 ft
Mixed single family residential development ⁽¹⁴⁾	30 ft	30 ft
Mixed residential development ⁽¹⁴⁾	30 ft	30 ft
Multifamily dwellings	30 ft	30 ft
Mixed use structures	30 ft	30 ft
Religious facilities	30 ft	30 ft
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	30 ft	30 ft
Maximum height		
Farms		
Other uses	35 ft	35 ft
Ratios		
Maximum lot coverage	0.30	0.30

Minimum open space		
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Dimensional Requirements ⁽¹³⁾	Current NCA	Proposed NCA
Minimum lot size with public sewer		
Single family detached	7,500 sf	7,500 sf
Single family attached		
Two-family dwellings	12,500 sf	12,500 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20,000 sf	20,000 sf
Veterinary facilities		
Other uses	20,000 sf	20,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots	20,000 sf	20,000 sf
Single family attached		
Two-family dwellings	12,500 sf	20,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20000 sf	60,000 sf
Veterinary facilities		
Other uses	20000 sf	40,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings	5,000 sf	5,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings	5,000 sf	5,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	75 ft	75 ft
Single family attached		
Two-family dwellings	125 ft	125 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	125 ft	125 ft
Veterinary facilities		

Other uses	125 ft	125 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	15 and 20	20 ft ^(21,22)
Single family attached		
Two-family dwellings	20 ft ^(21,22)	20 ft ^(21,22)
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20 ft	20 ft ^(21,22)
Veterinary facilities		
Other uses	20 ft ^(21,22)	20 ft ^(21,22)
Dimensional Requirements ⁽¹³⁾		NCA
Minimum front yard		
Single family detached, mobile homes on individual lots	15 and 20	15 ft ⁽²¹⁾
Single family attached		
Two-family dwellings	20 ft ⁽²¹⁾	15 ft ⁽²¹⁾
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	20 ft ⁽²¹⁾	20 ft ⁽²¹⁾
Veterinary facilities		
Other uses	20 ft ⁽²¹⁾	20 ft ⁽²¹⁾
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	10 ft	10 ft
Single family attached		
Two-family dwellings	10 and 15	10ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Religious facilities	30 ft	30 ft
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	30 ft	30 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	5 and 10	5 ft
Single family attached		
Two-family dwellings	5 and 15	5 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	30 ft ⁽¹⁶⁾	30 ft ⁽¹⁶⁾
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	30 ft (16)	30 ft ⁽¹⁶⁾
Maximum height		
Farms		
Other uses	35 ft	35 ft

Ratios		
Maximum lot coverage	.30 and .50	0.40
Minimum open space		

Dimensional Requirements ⁽¹³⁾	CURRENT NCB	Proposed NCB
Minimum lot size with public sewer		
Single family detached		
Single family attached	None	None
Two-family dwellings	None	None
Mixed single family residential devel ⁽¹⁴⁾	None	None
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures		
Farms		
Religious facilities	None	None
Veterinary facilities		
Other uses	None	None
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses		
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached	1,500 or less	1,250 sf
Two-family dwellings	1,500 or less	1,250 sf
Mixed single family residential devel ⁽¹⁴⁾	1,500 or less	1,250 sf
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	1,500 or less	1,250 sf
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	50 ft	50 ft
Single family attached	50 ft	50 ft
Two-family dwellings	50 ft	50 ft
Mixed single family residential devel ⁽¹⁴⁾	50 ft	50 ft
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	50 ft	50 ft
Mixed use structures		
Farms		
Religious facilities	50 ft	50 ft
Veterinary facilities		

Other uses	50 ft	50 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	10 ft ^(21,22)	10 ft ^(21,22)
Single family attached	10 ft ^(21,22)	10 ft ^(21,22)
Two-family dwellings	10 ft ^(21,22)	10 ft ^(21,22)
Mixed single family residential devel ⁽¹⁴⁾	10 ft ^(21,22)	10 ft ^(21,22)
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ^(21,22)	10 ft ^(21,22)
Mixed use structures		
Farms		
Religious facilities	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Veterinary facilities		
Other uses	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Dimensional Requirements ⁽¹³⁾		NCB
Minimum front yard		
Single family detached, mobile homes on individual lots	10	
Single family attached	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Two-family dwellings	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Mixed single family residential devel ⁽¹⁴⁾	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Mixed use structures		
Religious facilities	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Veterinary facilities		
Other uses	10 ft ⁽²¹⁾	10 ft ⁽²¹⁾
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	10	
Single family attached	same	10 ft ⁽²¹⁾
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾	same	10 ft ⁽²¹⁾
Mixed residential development ⁽¹⁴⁾	same	10 ft ⁽²¹⁾
Multifamily dwellings	same	10 ft ⁽²¹⁾
Religious facilities	same	10 ft ⁽²¹⁾
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	same	10 ft ⁽²¹⁾
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	5 ft ⁽²¹⁾	5 ft ⁽²¹⁾
Single family attached	5 ft ⁽²¹⁾	5 ft ⁽²¹⁾
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾	5 ft ⁽²¹⁾	5 ft ⁽²¹⁾
Mixed residential development ⁽¹⁴⁾	5 ft ⁽²¹⁾	5 ft ⁽²¹⁾
Multifamily dwellings	5 ft ⁽²¹⁾	5 ft ⁽²¹⁾
Mixed use structures		
Religious facilities	5 ft ^(16,21)	5 ft ^(16,21)
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	5 ft ^(16,21)	5 ft ^(16,21)
Maximum height		
Farms		
Other uses	65 ft	65 ft

Ratios		
Maximum lot coverage	0.65	0.65
Minimum open space	0.15	0.15

Dimensional Requirements ⁽¹³⁾	CURRENT OR	Proposed OR ⁽¹²⁾
Minimum lot size with public sewer		
Single family detached	7,500 sf	7,500 sf
Single family attached	12,000 sf	12,000 sf
Two-family dwellings	10,000 sf	10,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	5 ac	5 ac
Multifamily dwellings	12,000	20,000 sf
Mixed use structures	20,000 sf	20,000 sf
Farms		
Religious facilities		
Veterinary facilities	7,500	20,000 sf
Other uses	7,500	20,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots	20,000 sf	20,000 sf
Single family attached	80,000	60,000 sf
Two-family dwellings	40,000 sf	40,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	5 ac	5 ac
Multifamily dwellings	80,000	60,000 sf
Mixed use structures	20,000	60,000 sf
Farms		
Religious facilities		
Veterinary facilities	20,000	40,000 sf
Other uses	20,000	40,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached	3,000 sf	3,000 sf
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	3,000 sf	3,000 sf
Multifamily dwellings	3,000 sf	3,000 sf
Mixed use structures	na	3,000 sf
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached	20,000 sf	20,000 sf
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	20,000 sf	20,000 sf
Multifamily dwellings	20,000 sf	20,000 sf
Mixed use structures	na	20,000 sf
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	100 ft	100 ft
Single family attached	100 ft ⁽¹⁾	100 ft ⁽¹⁾
Two-family dwellings	100 ft	100 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	100 ft ⁽¹⁾	100 ft ⁽¹⁾
Multifamily dwellings	100 ft ⁽¹⁾	100 ft ⁽¹⁾
Mixed use structures	100 ft ⁽¹⁾	100 ft ⁽¹⁾
Farms		
Religious facilities	100 ft	100 ft
Veterinary facilities	100 ft	100 ft

Other uses	100 ft	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	20 ft ^(22,23)	20 ft ^(22,23)
Single family attached	20 ft ^(22,23)	20 ft ^(22,23)
Two-family dwellings	20 ft ^(22,23)	20 ft ^(22,23)
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	20 ft ^(22,23)	20 ft ^(22,23)
Multifamily dwellings	20 ft ^(22,23)	20 ft ^(22,23)
Mixed use structures	20 ft ^(22,23)	20 ft ^(22,23)
Farms		
Religious facilities	20 ft ^(22,23)	20 ft ^(22,23)
Veterinary facilities	20 ft ^(22,23)	20 ft ^(22,23)
Other uses	20 ft ^(22,23)	20 ft ^(22,23)
Dimensional Requirements ⁽¹³⁾		OR ⁽¹²⁾
Minimum front yard		
Single family detached, mobile homes on individual lots	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Single family attached	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Two-family dwellings	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Multifamily dwellings	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Mixed use structures	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Religious facilities	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Veterinary facilities	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Other uses	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	15 ft ⁽²³⁾	15 ft ⁽²³⁾
Single family attached	15 ft ⁽²³⁾	15 ft ⁽²³⁾
Two-family dwellings	15 ft ⁽²³⁾	15 ft ⁽²³⁾
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	15 ft ⁽²³⁾	15 ft ⁽²³⁾
Multifamily dwellings	15 ft ⁽²³⁾	15 ft ⁽²³⁾
Religious facilities	20 ft	15 ft ⁽²³⁾
Mixed use structures	20 ft	15 ft ⁽²³⁾
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	20 ft ⁽²³⁾	20 ft ⁽²³⁾
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Single family attached	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Two-family dwellings	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Multifamily dwellings	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Mixed use structures	10 ft ⁽²³⁾	10 ft ⁽²³⁾
Religious facilities	10 ft ^(16,23)	10 ft ^(16,23)
Veterinary facilities	10 ft ^(16,23)	10 ft ^(16,23)
Farm structures for keeping of animals		
Other uses	10 ft ^(16,23)	10 ft ^(16,23)
Maximum height		
Farms		
Other uses	35 ft	35 ft

Ratios		
Maximum lot coverage	0.30	0.30
Minimum open space	0.40	0.40

Dimensional Requirements ⁽¹³⁾	CURRENT DR	PROPOSED DR
Minimum lot size with public sewer		
Single family detached	same	5,000 sf
Single family attached	same	5,000 sf
Two-family dwellings	same	5,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	5,000 sf
Mixed use structures	same	5,000 sf
Farms		
Religious facilities	same	5,000 sf
Veterinary facilities		
Other uses	same	5,000 sf
Minimum lot size without public sewer⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses		
Minimum net lot area per du with public sewer		
Single family detached	1,000-1,500	1,250 sf ⁽⁵⁾
Single family attached	1,000-1,500	1,250 sf ⁽⁵⁾
Two-family dwellings	1,000-1,500	1,250 sf ⁽⁵⁾
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	1,000-1,500	1,250 sf ⁽⁵⁾
Mixed use structures	1,000-1,500	1,250 sf ⁽⁵⁾
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	50 ft	50 ft
Single family attached	50 ft	50 ft
Two-family dwellings	50 ft	50 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	50 ft	50 ft
Mixed use structures	50 ft	50 ft
Farms		
Religious facilities	50 ft	50 ft
Veterinary facilities		
Other uses	50 ft	50 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	None	None

Single family attached	None	None
Two-family dwellings	None	None
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures		
Farms		
Religious facilities	None	None
Veterinary facilities		
Other uses	None	None
Dimensional Requirements⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots	None	None
Single family attached	None	None
Two-family dwellings	None	None
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Religious facilities	None	None
Veterinary facilities		
Other uses	None	None
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	10 ft	10 ft
Single family attached	10 ft	10 ft
Two-family dwellings	10 ft	10 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft	10 ft
Religious facilities	10 ft	10 ft
Mixed use structures	10 ft	10 ft
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	10 ft	10 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	10 ft	10 ft
Single family attached	10 ft	10 ft
Two-family dwellings	10 ft	10 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft on one side	10 ft
Mixed use structures	10 ft on one side	10 ft
Religious facilities	10 ft on one side	10 ft
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	10 ft on one side	10 ft
Maximum height		
Farms		
Other uses	Residential: 50 Non-res:	65 ft ⁽²⁾
Ratios		
Maximum lot coverage		
Minimum open space	0.25	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT IO	Proposed IO
Minimum lot size with public sewer		
Single family detached		
Single family attached	10,000 sf	10,000 sf
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10,000 sf	10,000 sf
Mixed use structures		
Farms		
Religious facilities	10,000 sf	10,000 sf
Veterinary facilities	10,000 sf	10,000 sf
Other uses	10,000 sf	10,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20000 sf	60,000 sf
Veterinary facilities	20,000 sf	20,000 sf
Other uses	20,000 sf	20,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached	3,000 sf	3,000 sf
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	3,000 sf	3,000 sf
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	100 ft	100 ft
Single family attached	100 ft	100 ft
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	100 ft	100 ft
Mixed use structures		
Farms		
Religious facilities	100 ft	100 ft
Veterinary facilities	100 ft	100 ft

Other uses	100 ft	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots		30 20 ft ⁽⁷⁾
Single family attached		30 20 ft ⁽⁷⁾
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		30 20 ft ⁽⁷⁾
Mixed use structures		
Farms		
Religious facilities		30 20 ft ⁽⁷⁾
Veterinary facilities		30 20 ft ⁽⁷⁾
Other uses		30 20 ft ⁽⁷⁾
Dimensional Requirements ⁽¹³⁾		IO
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached	10 ft ⁽¹⁷⁾	10 ft ⁽¹⁷⁾
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ⁽¹⁷⁾	10 ft ⁽¹⁷⁾
Mixed use structures		
Religious facilities	10 ft ⁽¹⁷⁾	10 ft ⁽¹⁷⁾
Veterinary facilities	10 ft ⁽¹⁷⁾	10 ft ⁽¹⁷⁾
Other uses	10 ft ⁽¹⁷⁾	10 ft ⁽¹⁷⁾
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached	15 ft ⁽¹⁷⁾	15 ft ⁽¹⁷⁾
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	15 ft ⁽¹⁷⁾	15 ft ⁽¹⁷⁾
Religious facilities		20 15 ft ⁽¹⁷⁾
Mixed use structures		
Veterinary facilities		20 15 ft ⁽¹⁷⁾
Farm structures for keeping of animals		
Other uses		20 15 ft ⁽¹⁷⁾
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached	10 ft ⁽⁷⁾	10 ft ⁽⁷⁾
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ⁽⁷⁾	10 ft ⁽⁷⁾
Mixed use structures		
Religious facilities	10 ft ⁽⁷⁾	10 ft ^(7,17)
Veterinary facilities		10 ft ^(7,17)
Farm structures for keeping of animals		
Other uses	10 ft ⁽⁷⁾	10 ft ^(7,17)
Maximum height		
Farms		
Other uses	75 ft	75 ft

Ratios		
Maximum lot coverage	0.50	0.50
Minimum open space	0.25	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT CB	Proposed CB ⁽¹²⁾
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Farms		
Religious facilities	None	None
Veterinary facilities	None	None
Other uses	None	None
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	20,000 sf	20,000 sf
Mixed use structures	20,000 sf	20,000 sf
Farms		
Religious facilities	20,000 sf	20,000 sf
Veterinary facilities	20,000 sf	20,000 sf
Other uses	20,000 sf	20,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	3,000 sf	3,000 sf
Mixed use structures	3,000 sf	3,000 sf
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	3,000 sf	3,000 sf
Mixed use structures	3,000 sf	3,000 sf
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	100 ft	100 ft
Mixed use structures	100 ft	100 ft
Farms		
Religious facilities	125	100 ft
Veterinary facilities	125	100 ft
Other uses	125	100 ft
Minimum front setback		

Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	30	20 ft
Mixed use structures	30	20 ft
Farms		
Religious facilities	30	20 ft
Veterinary facilities	30	20 ft
Other uses	30	20 ft
Dimensional Requirements⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	15	10 ft
Mixed use structures	15	10 ft
Religious facilities	15	10 ft
Veterinary facilities	15	10 ft
Other uses	15	10 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	20 ft	20 ft ⁽¹⁵⁾
Religious facilities	20 ft ⁽¹⁵⁾	20 ft
Mixed use structures	20 ft	20 ft ⁽¹⁵⁾
Veterinary facilities	20 ft	20 ft
Farm structures for keeping of animals		
Other uses	20 ft	20 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Mixed use structures	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Religious facilities	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Veterinary facilities	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Farm structures for keeping of animals		
Other uses	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Maximum height		
Farms		
Other uses	50	50 ft
Ratios		
Maximum lot coverage	0.40	0.50
Minimum open space	same	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT HB	Proposed HB ⁽¹⁸⁾
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	None	None
Farms		
Religious facilities	None	None
Veterinary facilities	None	None
Other uses	None	None
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	20,000 sf	20,000 sf
Farms		
Religious facilities	20,000 sf	20,000 sf
Veterinary facilities	20,000 sf	20,000 sf
Other uses	20,000 sf	20,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	na	3,000 sf
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	na	3,000 sf
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	150	100 ft
Farms		
Religious facilities	150	100 ft
Veterinary facilities	150	100 ft
Other uses	150	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots		

Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	30	20 ft
Farms		
Religious facilities	30	20 ft
Veterinary facilities	30	20 ft
Other uses	30	20 ft
Dimensional Requirements⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures	20	10 ft
Religious facilities	20	10 ft
Veterinary facilities	20	10 ft
Other uses	20	10 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Religious facilities	20 ft	20 ft
Mixed use structures	20 ft ⁽¹⁵⁾	20 ft ⁽¹⁵⁾
Veterinary facilities	20 ft	20 ft
Farm structures for keeping of animals		
Other uses	20 ft	20 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Mixed use structures	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Religious facilities	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Veterinary facilities	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Farm structures for keeping of animals		
Other uses	10 ft ⁽⁶⁾	10 ft ⁽⁶⁾
Maximum height		
Farms		
Other uses	65	65 ft
Ratios		
Maximum lot coverage	0.50	0.50
Minimum open space	0.25	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT RF	PROPOSED RF
Minimum lot size with public sewer		
Single family detached	same	5,000 sf
Single family attached	same	5,000 sf
Two-family dwellings	same	5,000 sf
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	5,000 sf
Mixed use structures	same	5,000 sf
Farms		
Religious facilities	same	5,000 sf
Veterinary facilities		
Other uses	same	5,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses		
Minimum <u>net</u> lot area per du with public sewer		
Single family detached	1,000-1,500	1,250 sf ⁽⁵⁾
Single family attached	1,000-1,500	1,250 sf ⁽⁵⁾
Two-family dwellings	1,000-1,500	1,250 sf ⁽⁵⁾
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	1,000-1,500	1,250 sf ⁽⁵⁾
Mixed use structures	1,000-1,500	1,250 sf ⁽⁵⁾
Minimum <u>net</u> lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾	same	50 ft
Single family attached	same	50 ft
Two-family dwellings	same	50 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	50 ft
Mixed use structures	same	50 ft
Farms		
Religious facilities	same	50 ft
Veterinary facilities		
Other uses	same	50 ft
Minimum front setback		

Single family detached, mobile homes on individual lots	same	None
Single family attached	same	None
Two-family dwellings	same	None
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	None
Mixed use structures		
Farms		
Religious facilities	same	None
Veterinary facilities		
Other uses	same	None
Dimensional Requirements⁽¹³⁾		
Minimum front yard		
Single family detached, mobile homes on individual lots	same	None
Single family attached	same	None
Two-family dwellings	same	None
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	None
Mixed use structures	same	None
Religious facilities	same	None
Veterinary facilities		
Other uses	same	None
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	same	10 ft
Single family attached	same	10 ft
Two-family dwellings	same	10 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	10 ft
Religious facilities	same	10 ft
Mixed use structures	same	10 ft
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	same	10 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	same on one side	10 ft
Single family attached	same on one side	10 ft
Two-family dwellings	same on one side	10 ft
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same on one side	10 ft
Mixed use structures	same on one side	10 ft
Religious facilities	same on one side	10 ft
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	same on one side	10 ft
Maximum height		
Farms		
Other uses		75 65 ft ⁽²⁾
Ratios		
Maximum lot coverage		
Minimum open space	same	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT CV	Proposed CV
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Farms		
Religious facilities	None	None
Veterinary facilities		
Other uses	None	None
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses		
Minimum <u>net</u> lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Minimum <u>net</u> lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	25 ft	25 ft
Mixed use structures	25 ft	25 ft
Farms		
Religious facilities	25 ft	25 ft
Veterinary facilities		
Other uses	25 ft	25 ft
Minimum front setback		

Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	No greater than 10 ft
Mixed use structures	None	No greater than 10 ft
Farms		
Religious facilities	None	No greater than 10 ft
Veterinary facilities		
Other uses	None	No greater than 10 ft
Dimensional Requirements⁽¹³⁾		CV+M
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	No greater than 10 ft
Mixed use structures	None	No greater than 10 ft
Religious facilities	None	No greater than 10 ft
Veterinary facilities		
Other uses	None	No greater than 10 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Religious facilities	None	None
Mixed use structures	None	None
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	None	None
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Religious facilities	None	None
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	None	None
Maximum height		
Farms		
Other uses	150 ft	No less than 20 ft
Ratios		
Maximum lot coverage	1.00	1.00
Minimum open space	0.00	0.00

Dimensional Requirements ⁽¹³⁾	CURRENT OS	Proposed OS ⁽¹⁸⁾
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20,000 sf	20,000 sf
Veterinary facilities	20,000 sf	20,000 sf
Other uses	20,000 sf	20,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20,000 sf	20,000 sf
Veterinary facilities	20,000 sf	20,000 sf
Other uses	20,000 sf	20,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20,000 sf	100 ft
Veterinary facilities	20,000 sf	100 ft

Other uses	20,000 sf	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities	20 ft	20 ft
Veterinary facilities	20 ft	20 ft
Other uses	20 ft	20 ft
Dimensional Requirements⁽¹³⁾		OS⁽¹⁸⁾
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	20 ft	10 ft
Veterinary facilities	20 ft	10 ft
Other uses	20 ft	10 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Religious facilities		
Mixed use structures		
Veterinary facilities	25 ft	25 ft
Farm structures for keeping of animals	25 ft	25 ft
Other uses	25 ft	25 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities	10 ft ^(7,10)	10 ft ^(7,10)
Veterinary facilities	10 ft ^(7,10)	10 ft ^(7,10)
Farm structures for keeping of animals		
Other uses	10 ft ^(7,10)	10 ft ^(7,10)
Maximum height		
Farms		
Other uses	75 ft	75 ft

Ratios		
Maximum lot coverage	0.50	0.50
Minimum open space	0.25	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT I	Proposed I ⁽¹¹⁾
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses	40,000 sf	40,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses	40,000 sf	40,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		

Other uses	40,000 sf	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses	50 ft	50 ft
Dimensional Requirements⁽¹³⁾		I⁽¹¹⁾
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities		
Veterinary facilities		
Other uses	25 ft ⁽⁶⁾	25 ft ⁽⁶⁾
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Religious facilities		
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses		25 20 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	10 ft ^(10,20)	10 ft ^(10,20)
Maximum height		
Farms		
Other uses	100 ft	100 ft

Ratios		
Maximum lot coverage	0.50	0.50
Minimum open space	0.25	0.25

Dimensional Requirements ⁽¹³⁾	CURRENT UE	Proposed UE
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	5,000 sf	5,000 sf
Mixed use structures	5,000 sf	5,000 sf
Farms		
Religious facilities	5,000 sf	5,000 sf
Veterinary facilities	5,000 sf	5,000 sf
Other uses	5,000 sf	5,000 sf
Minimum lot size without public sewer ⁽⁹⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	20,000 sf	20,000 sf
Mixed use structures	20,000 sf	20,000 sf
Farms		
Religious facilities	20,000 sf	20,000 sf
Veterinary facilities	20,000 sf	20,000 sf
Other uses	20,000 sf	20,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	1,500	1,500
Mixed use structures	na	1,500
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	1,500	1,500 sf
Mixed use structures	na	1,500 sf
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	100 ft	100 ft
Mixed use structures	100 ft	100 ft
Farms		
Religious facilities	100 ft	100 ft
Veterinary facilities	100 ft	100 ft

Other uses	100 ft	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		25 20 ft ⁽²²⁾
Mixed use structures		25 20 ft ⁽²²⁾
Farms		
Religious facilities		25 20 ft ⁽²²⁾
Veterinary facilities		25 20 ft ⁽²²⁾
Other uses		25 20 ft ⁽²²⁾
Dimensional Requirements⁽¹³⁾		UE
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	none	10 ft
Mixed use structures	none	10 ft
Religious facilities	none	10 ft
Veterinary facilities	none	10 ft
Other uses	none	10 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	20 ft	20 ft
Religious facilities	20 ft	20 ft
Mixed use structures	20 ft	20 ft
Veterinary facilities	20 ft	20 ft
Farm structures for keeping of animals		
Other uses	20 ft	20 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	10 ft ⁽¹⁶⁾	10 ft ⁽¹⁶⁾
Mixed use structures	10 ft ⁽¹⁶⁾	10 ft ⁽¹⁶⁾
Religious facilities	10 ft ⁽¹⁶⁾	10 ft ⁽¹⁶⁾
Veterinary facilities	10 ft ⁽¹⁶⁾	10 ft ⁽¹⁶⁾
Farm structures for keeping of animals		
Other uses	10 ft ⁽¹⁶⁾	10 ft ⁽¹⁶⁾
Maximum height		
Farms		
Other uses	80 ft	80 ft

Ratios		
Maximum lot coverage	0.60	0.60
Minimum open space	0.20	0.20

Dimensional Requirements ⁽¹³⁾	CURRENT M	Proposed M
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Farms		
Religious facilities	None	None
Veterinary facilities		
Other uses	None	None
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses		
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Mixed use structures	None	None
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	25 ft	25 ft
Mixed use structures	25 ft	25 ft
Farms		
Religious facilities	25 ft	25 ft
Veterinary facilities		
Other uses	25 ft	25 ft
Minimum front setback		

Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	No less than 10 feet
Mixed use structures	None	No less than 10 feet
Farms		
Religious facilities	None	No less than 10 feet
Veterinary facilities		
Other uses	None	No less than 10 feet
Dimensional Requirements⁽¹³⁾		CV+M
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	No less than 10 feet
Mixed use structures	None	No less than 10 feet
Religious facilities	None	No less than 10 feet
Veterinary facilities		
Other uses	None	No less than 10 feet
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	None	None
Religious facilities	None	None
Mixed use structures	None	None
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	None	None
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings	same	None
Mixed use structures	same	None
Religious facilities	same	None
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	same	None
Maximum height		
Farms		
Other uses	150 ft	No less than 20 feet
Ratios		
Maximum lot coverage	same	1.00
Minimum open space	same	0.00

Dimensional Requirements ⁽¹³⁾	CURRENT RC	Proposed RC
Minimum lot size with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses	10,000 sf	10,000 sf
Minimum lot size without public sewer ⁽³⁾		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses	10,000 sf	10,000 sf
Minimum <u>net</u> lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum <u>net</u> lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Minimum frontage		
Single family detached, mobile homes ⁽²¹⁾		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		

Veterinary facilities		
Other uses	50 ft ⁽⁹⁾	50 ft ⁽⁹⁾
Minimum front setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Farms		
Religious facilities		
Veterinary facilities		
Other uses	50 ft ⁽⁹⁾	50 ft ⁽⁸⁾
Dimensional Requirements⁽¹³⁾		RC
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities		
Veterinary facilities		
Other uses	20 ft	20 ft
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Religious facilities		
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	25 ft	25 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential devel ⁽¹⁴⁾		
Mixed residential development ⁽¹⁴⁾		
Multifamily dwellings		
Mixed use structures		
Religious facilities		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	15 ft	15 ft
Maximum height		
Farms		

Other uses	35 ft	35 ft
Ratios		
Maximum lot coverage	0.10	0.10
Minimum open space	0.90	0.90

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 8, 2011

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Denis Fortier, Paul Robinson and Eric Potvin

Members Absent: Kevin Morissette and Trinh Burpee

Associate Member Present: Michael Marcotte and Sandra Marquis

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Lucy appointed Michael Marcotte and Sandra Marquis as full voting members for this meeting.

II. **ADJUSTMENT TO THE AGENDA:**

Addition of an Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

III. **CORRESPONDENCE:** Revised Agenda and Executive Session Comments

The following motion was made:

MOTION: by **Denis Fortier** to accept the revised Agenda and the Executive Session Comments. Second by **Paul Robinson**.

VOTED: **5-0-1 (Passed. Abstained – Michael Marcotte)**

IV. **PUBLIC HEARINGS:**

- a. An application submitted by Rod Gagne on behalf of Maine Urban Properties, Inc. to amend a Planning Board condition of approval to allow screen printing and other uses as permitted in the Highway Business district at the property located at 724 Main Street.

Rod Gagne stated he is representing Maine Urban Properties for Raymond Lombard. He stated in 2007 he obtained the Friend's Lodge approval for this spot. He stated that they would like to add a printing shop and is here to talk about the parking. He stated the bar has been open since 2007 and they have had no complaints with the parking. He stated the bar is pretty much in the back and the customers usually park in the back. They have had no complaints from neighbors in the area. He stated they have a hand shake agreement from the Salvation Army to use 15 parking spaces but they will not sign a contract.

Lucy asked if the bar entrance is in the back and Rod stated yes. Lucy asked where the printing shop entrance would be and Rod stated that they would be entering from the front. Lucy asked Robert Barcelou, screen print operator if he only has three employees and Robert stated yes and two will not be there most of the time. He stated that he and his fiancé float in and out trying to sell their product. He stated there would only be one or two cars parked at a time.

Bruce asked what are the hours for the bar operation and Rod stated the bar operates from 10:00 a.m. to 1:00 a.m. He stated the only time parking would be an issue is if they have a fundraiser.

Paul stated that if you have an agreement with Salvation Army for parking, you may want to use it as parking might be kind of tight. He stated there is no parking on Main Street but people sometimes get creative when parking. Rod stated that there is no parking on Main Street at all and they have never had a problem.

Michael asked how many parking spaces will be required for all of the businesses combined. David stated that if the spaces were not shared, it would be 24 spaces. David stated that the bar was approved to use 13 of the spaces and that the number of spaces is based on the number of seats in the bar.

Mike asked about the fencing or roping that now exists between their property, the Salvation Army and the bottom of the railroad bed. Rod stated there are some chairs, probably a rest area for Salvation Army employees and a chain link fence. He stated they put that fence in because they did not want traffic cutting through the properties.

Michael stated that the letter giving authorization to speak on behalf of Raymond Lombard had a misspelling and it also is an unnotarized document. He stated he has concerns about both of those issues. David stated that he typed the letter upon Mr. Lombard's request and was responsible for the typo.

Denis stated that there have been no issues there with parking including the bar.

Lucy stated there is no one in attendance so she would not open it up to the public and entertained a motion from the Board.

The following motion was made:

MOTION: by **Denis Fortier** to consider the application by Rod Gagne on behalf of Maine Urban Properties to amend a Planning Board condition of approval to allow screen printing and other uses as permitted in the Highway Business district at the property located at 724 Main Street and find that the

application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3, Article XII, Section 17, and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Maine Urban Properties, Inc. to allow screen printing and other light industrial uses as permitted in the Highway Business district at the property located at 724 Main Street subject to the following conditions:

1. That the site plan be amended eliminating parking spaces labeled Nos. 9 and 17 (a previous condition of approval);
2. That a signature block be added to the site plan for the Planning Board's approval signature (a previous condition of approval);
3. That a note is added to the site plan stating that "Given the limited parking on site, use of the property is limited to light industrial, cold storage, tradesman's office, and a drinking place. The drinking place may not have more than 36 seats and may not exceed 1,500 square feet, given the limited parking. Any expansion of the drinking place or additional seating may be permitted upon additional review and approval from the Planning Board."
4. That the Certificate of Occupancy for this drinking place and any City licenses required for this and future drinking places may not have more than 36 seats and may not exceed 1,500 square feet, given the limited parking. Any expansion of the drinking place or additional seating may be permitted upon additional review and approval from the Planning Board" (a previous condition of approval).
Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a. Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competition bargaining position of the City.

The following motion was made:

MOTION: by **Bruce Damon** that the Planning Board go into executive session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Second by **Sandra Marquis**.

VOTED: 6-0-1 (Passed. Abstained – Michael Marcotte)

Paul Robinson left the meeting at 6:45 p.m.

The following motion was made:

MOTION: by **Denis Fortier** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the disposition of said real estate as discussed during the Planning Board's executive session held on August 8, 2011. Second by **Eric Potvin**.

VOTED: 6-0 (Passed)

b. Zoning and Land Use Updates/Matrix

All Planning Board members agreed that a public hearing should be scheduled for September 12, 2011 or September 26, 2011.

c. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. UNFINISHED BUSINESS:

- a. Community Gardens Amendment
- b. Discuss proposed open space revisions, consolidation of the SR district.

VII. READING OF MINUTES:

The following motion was made:

MOTION: by **Michael Marcotte** to accept the July 11, 2011 minutes as presented. Second by **Denis Fortier**.

VOTED: 6-0 (Passed)

VIII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Denis Fortier** that this meeting adjourns at 6:56 p.m. Second by **Sandra Marquis**.

VOTED: 6-0 (Passed).

The next regularly scheduled meeting is for Monday, August 22, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 22, 2011

I. **ROLL CALL:** The meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

II. **Members in Attendance:** Lucy Bisson, Bruce Damon, Denis Fortier, Trinh Burpee and Michael Marcotte

Members Absent: Paul Robinson, Kevin Morissette, Eric Potvin & Sandra Marquis

Associate Member Present: Michael Marcotte

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Michael Marcotte appointed voting member for this meeting.

III. **ADJUSTMENT TO THE AGENDA:** None

IV. **CORRESPONDENCE:** None

V. **PUBLIC HEARINGS:**

- a. An application submitted by Stoneybrook Consultants, Inc. on behalf of Aggregate Supply, LLC for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive.

David read staff comments to the Board.

Mike Gotto stated that he represents Aggregate Supply and showed renderings of the Gendron Business Park that was approved in 2008. He stated that Lot 9 has frontage on Alfred Plourde Parkway and on Gendron Drive and a driveway across from the Gendron & Gendron office. He stated they were looking for two buildings on this site; however, they thought Lot 9 would be a better place to put the asphalt and concrete plants until buildings are proposed. He stated in 2010 they went to City Staff and modified the Gendron Office plan from 2000 to include the access road to Lot 9. The improvements associated with the Gendron Office related to this project

Mike Gotto stated the project will happen this fall and the only thing that might not get done is the loaming and landscaping. This includes eliminating an existing driveway entrance and creating a new entrance on the south side of the office property. Doing so will separate office traffic from the traffic associated with Lot 9 and the truck scale.

Lucy asked if the scale would be monitored by the office and Mike Gotto stated yes, it is will be connected to the office.. He stated that the scale is for the stone product that Gendron & Gendron will be selling and will not be used for the asphalt part of the business. Mike Gotto stated they will have gates so that when Gendron & Gendron closes down in the evening, trucks will not be able to drive over the scale but the concrete trucks will still be able to continue to come in and out. He stated that is why they want to move the entrance separating the plant from the office. He stated they are proposing one scale now as there is very little traffic and if it gets to be a problem, they will put a second scale in. He stated they are proposing a paved access road with a loop where trucks will come in and around the loop, pick up concrete or asphalt and drive out.

Mike Gotto stated that a condition was discussed with David regarding noise and that this condition would require them to measure and monitor the noise via a consultant. The specific condition has been added to plan referenced in Stoneybrook Consultant's August 18, 2011 letter to David Hediger

Bruce asked if there would have to be emissions licenses on these plants and Mike Gotto stated that all of these plants come with a DEP emissions and fuel license. They cannot operate in the state without it.

Michael Marcotte asked what the progress was with the wetlands in back of the project and how does this lot play into it. Mike Gotto stated we are working with a wetland consultant to rebuild some wetlands in this area near Alfred Plourde Parkway. The wetland mitigation for this project is for five acres being altered as part of Gendron Business Park. Maybe 60% or 70% of wetland mitigation is already in place with properties like Garcelon Bog and City property off Bradbury Road.

Lucy stated that there is no public in attendance.

Bruce asked about the expansion of Gendron's office and a proposed building addition that is going right up near the trees next to KTI and Mike Gotto stated that it has been on the plan since 2000 but has never been built. Mike Gotto stated that the addition is not going in at this time and it will be used for parking.

The following motion was made:

MOTION: by **Denis Fortier** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Aggregate Supply, LLC for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive for the placement and operation of an asphalt and concrete plant subject to any concerns raised by the Planning Board or staff, specifically:

- 1) The site plan included condition of approval regarding the monitoring of noise from the site as specifically referenced in Stoneybrook Consultant's August 18, 2011 letter to David Hediger and that noise measurements are provided by a qualified consultant.
- 2) No building permits are issued and no structures be placed on site until DEP has signed off on the City's review.

Second by: **Michael Marcotte.**

VOTED: 5-0 (Passed)

IV. OTHER BUSINESS:

- a. An application submitted by Stoneybrook Consultants, Inc. on behalf of Gendron & Gendron, Inc. for modifications to their office located at 50 Alfred A. Plourde Parkway.

Mike Gotto asked if the Board wanted to talk more about the office and David stated there is no action required. Mike summarized this project while discussing the asphalt plant. Unless the Board has questions, the point was to bring the Board up to speed with the asphalt facility and how this project relates to it.

- b. David stated he sent emails out to the stakeholders and advisory committee regarding the riverfront plan. The kick off for the advisory committee meeting will be on September 13th and then the consultants will be meeting with as many stakeholders as they will be scheduling as many stakeholders on September 14th and 15th followed by telephone calls and email as they only have 24 slots for scheduling. He stated there will be a public meeting in November sometime and at that meeting, the consultant will be coming forward with some preliminary thoughts about the project and then in November there will be a public hearing.

Bruce stated he spoke to Auburn Councilor Bob Hayes who said they have finally filled their planning board spots and Bob thought the two Boards should get back together again toward the end of Fall. Bruce stated that Bob thought that the joint meeting was helpful and as the Riverfront Plan goes into progress it would be something we should try to do again.

Bruce asked about the property maintenance ordinances and where do we stand on that. David stated we adopted the International Property Maintenance Code which deals with items such as broken windows, siding, decks, and no heat issues. He stated that Council has acted on that adopting the 2009 version of the property maintenance code and it is nearly identical to the one that was on the books. The big change at the Mayor's request is a weed provision which is limited to the downtown area.

VII. UNFINISHED BUSINESS:

a. Community Gardens Amendment

Lucy asked about the status of community gardens and David stated we dug around a little bit since then just to see what other municipalities have done. Communities seem to advocate that it is the green thing to do. He stated he is not sure if there should be specific standards to address the Boards concerns with odors or to just refer to our existing environmental standards that reference odors. Bruce asked if there was a question as to whether it would be allowed in all the zoning districts. David stated he believed the Board was suggesting whether or not they should allow it in all zoning districts. David stated it is only allowed in two or three zoning districts right now.

VIII. READING OF MINUTES:

The minutes of August 8, 2011 will be adopted at the next Planning Board meeting on September 12, 2011.

IX. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Bruce Damon** that this meeting adjourns at 6:15 p.m. Second by **Trinh Burpee**.

VOTED: **5-0 (Passed)**.

The next regularly scheduled meeting is for Monday, September 12, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary