

ORDINANCE

STANDISH TOWN COUNCIL

DATE: July 9, 2024
ORDER NUMBER: 83-24

SUBMITTED BY: Deakin

TITLE: AMENDMENTS TO STANDISH TOWN CODE, CHAPTER 181, LAND USE, PART 1: ZONING, ARTICLE II: DEFINITIONS AND ARTICLE IV: GENERAL STANDARDS, REGARDING ELDERLY AND VILLAGE HOUSING

The Town of Standish hereby ordains that Chapter 181, "Land Use", of the "Code of the Town of Standish" be and hereby is amended as follows (additions are underlined; deletions are ~~struck-out~~):

AMENDMENTS TO STANDISH TOWN CODE, CHAPTER 181 LAND USE, ELDERLY AND VILLAGE HOUSING

**CHAPTER 181 – LAND USE
PART 1: ZONING
ARTICLE II: DEFINITIONS**

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§181-3 Definitions

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ELDERLY HOUSING

A building or buildings that are constructed that contain at least twelve ~~four but no more than 48~~ dwelling units that are intended for, and ~~solely~~ occupied by, ~~persons~~ at least one person 55 years of age or older.

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ARTICLE IV: GENERAL STANDARDS

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§181-28 Elderly Housing

A. Purpose; administration.

- (1) The purpose of this section is to provide for elderly housing developments with dwelling units that are intended for, and ~~solely~~ occupied by, ~~persons~~ at least one person aged 55 years of age or older. Disabled persons shall be deemed to meet the elderly housing age requirements of this section and may occupy dwelling units within such elderly housing developments notwithstanding that they are not age 55 or older.
- (2) Plan review for elderly housing developments shall be the same as found in the Town's site plan and subdivision regulations, as may be amended from time to time. Elderly housing developments are permitted in the Village Center District, Form Based Code Village Districts, and Residential District.

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C. Standards. Notwithstanding any other provision of Chapter 181 to the contrary:

- (1) The elderly housing development shall have no fewer than ~~four~~twelve units. ~~Each building in the elderly housing development shall contain no fewer than four dwelling units and no more than 48 dwelling units.~~

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- (6) The dwelling units shall be clustered to reduce impacts to the land. No more than 50% of dwelling units may be detached single-family buildings. ~~buildings of no less than four units per structure and Total units in the development shall~~ be in conformance with the following calculations of density:

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- (7) Each development shall conform to the following vegetated buffer requirements to provide screening:
 - (a) ~~Developments in the Village Center and Form Based Code Village Districts that contain only one-story structures~~ shall retain or create a ~~fifty~~ twenty-five foot continuous vegetative buffer to the ~~front, each sides,~~ and rear of the improved areas of the development.
 - (b) ~~Developments in the Residential zone that contain two-story structures~~ shall retain or create a ~~one hundred~~ fifty foot continuous vegetative buffer to the front, ~~and a fifty-foot continuous vegetative buffer to each sides,~~ and rear of the improved areas of the development.

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§181-28.1 Village Housing

C. Standards. Notwithstanding any other provision of Chapter 181 to the contrary:

- (7) Each development shall conform to the following vegetated buffer requirements to provide screening:
 - (a) ~~Developments that contain only one-story structures~~ shall retain or create a ~~fifty~~ twenty-foot continuous vegetative buffer to the front, each side, and rear of the improved areas of the development.
 - (b) ~~Developments that contain two-story structures~~ shall retain or create a ~~one hundred~~ foot continuous vegetative buffer to the front ~~and a fifty-foot continuous vegetative buffer to each side and rear of the improved areas of the development.~~

APPROVED 9/10/24 DISAPPROVED _____

ROLL CALL	YEA	NAY	ABSTAIN
CHRISTY	✓		
DEAKIN	✓		
GABA	✓		
GARDNER	<u>absent</u>		
POMERLEAU	✓		
THOMAS	✓		
WATSON	✓		

CLERK/SECRETARY _____
 TOWN COUNCIL CHAIR [Signature]

Introduction – 7/9/2024
 Planning Board Public Hearing 9/9/24
 First Reading – 8/13/2024
 Public Hearing – 9/10/2024