

ORDINANCE

STANDISH TOWN COUNCIL

DATE: April 7, 2026

ORDER NUMBER: 33-26

SUBMITTED BY: Watson

TITLE: AMENDMENTS TO STANDISH TOWN CODE, CHAPTER 181, CHANGES TO § 181-7.1 FORM BASED CODE VILLAGE DISTRICTS

The Town of Standish hereby ordains that Chapter 181, Form Based Code Village Districts of the Standish Town Code, be and hereby is amended as follows (additions are underlined; deletions are ~~struck out.~~)

**CHAPTER 181 – LAND USE
PART 1
ZONING**

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**ARTICLE III
District Regulations**

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§ 181-7.1. Form Based Code Village Districts (FBCVD).

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A. Terms defined. As used in this section, the following terms shall have the meanings indicated:

~~AMENITY ZONE — A portion of the public right-of-way, typically adjacent to the sidewalk but outside the pedestrian walking area, including FBCVD streetscape elements.~~

~~ART CENTER – INDOOR — A structure or complex of structures for housing the visual and/or performing arts. Includes the retail sale of art.~~

~~ART GALLERY/MUSEUM — A public place consisting of a building containing objects such as, but not limited to, paintings, prints, sculptures, scientific and historical objects, which are either for sale to the general public or are displayed for viewing only. Outdoor display, excluding retail sales, is permitted only as an accessory use during business hours and may not impede pedestrian traffic.~~

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~~FBCVD STREET WALL — A wall, such as masonry, decorative wood or metal, set back (or forward) not more than eight inches from the required build to zone (RBZ) or adjacent building facade and built to the height specified in the FBCVD street frontage type standards.~~

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~~FENESTRATION — An opening in the building wall, such as doors or windows, allowing light and views between interior and exterior. Fenestration is measured as glass area for enclosed space and as open area for parking structures.~~

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~~INDOOR AMUSEMENTS AND RECREATION — Establishments providing indoor amusement or entertainment for a fee or admission charge, such as arcades containing coin-operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade in compliance with this definition, four or less are not considered a land use separate from the primary use of the site); card rooms, billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sports activities.~~

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~~OUTDOOR DISPLAY AND SALES — The display and sale of products and services, during hours of operation, primarily outside of a building or structure approved for such use, excluding vehicles, garden supplies, tires and motor oil, boats, farm equipment, motor homes, burial monuments, building and landscape materials, and lumber yards. Any such incidental use may not impede pedestrian movement and must meet the applicable standards of the Americans with Disabilities Act.~~

~~OUTDOOR RECREATION — A facility various outdoor participant sports and types of recreation (e.g., amphitheaters, miniature golf courses, skateboard parks, swim and tennis clubs, etc.).~~

~~OUTDOOR RECREATION LIMITED — An outdoor recreation facility that is smaller than three acres for various outdoor participant sports and types of recreation (e.g., amphitheaters, miniature golf courses, skateboard parks, swim and tennis clubs, etc.).~~

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~~PERFORMING ARTS CENTER – A structure or complex of structures for housing the performing arts.~~

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~~SCD STREET — Specifically the area from curb to curb or shoulder to shoulder within a public or private right-of-way located in the Standish Corner District, and primarily used for vehicular movement and on-street parking. Refer to "FBCVD streetscape" for a more detailed definition of the role of the SCD street as part of the public realm as typically defined by the facade of buildings on either side of the SCD street right-of-way.~~

~~(1) TOWN CENTER (TC) SCD STREET FRONTAGE TYPE — Those public or private rights-of-way identified as Town Center on the Standish Corner District Regulating Plan.~~

~~(2)(1) TOWN MAIN (TM) SCD STREET FRONTAGE TYPE — Those public or private rights-of-way identified as Town Main on the Standish Corner District Regulating Plan.~~

~~(3)(2) TOWN AVENUE (TA) SCD STREET FRONTAGE TYPE — Those public or private rights-of-way identified as Town Avenue on the Standish Corner District Regulating Plan.~~

~~(4)(3) TOWN GATEWAY (TG) SCD STREET FRONTAGE TYPE — Those public or private rights-of-way identified as Town Gateway on the Standish Corner District Regulating Plan.~~

~~(5)(4) TOWN RESIDENTIAL (TR) SCD STREET FRONTAGE TYPE — Those public or private rights-of-way identified as Town Residential on the Standish Corner District Regulating Plan.~~

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SLVD STREET — Specifically the area from curb to curb or shoulder to shoulder within a public or private right-of-way located in the Sebago Lake Village District, and primarily used for vehicular movement and on-street parking. Refer to "FBCVD Streetscape" for a more detailed definition of the role of the FBCVD street as part of the public realm as typically defined by the facade of buildings on either side of the FBCVD street right-of-way.

- (1) SLV CORE (SLVC) STREET FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Core on the Sebago Lake Village District Regulating Plan.
- ~~(2) SLV FRINGE (SLVF) STREET FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Fringe on the Sebago Lake Village District Regulating Plan.~~
- ~~(3)~~(2) SLV GATEWAY (SLVG) STREET FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Gateway on the Sebago Lake Village District Regulating Plan.
- ~~(4)~~(3) SLV LAKE ACCESS (SLVLA) STREET FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Lake Access on the Sebago Lake Village District Regulating Plan.
- ~~(5) SLV RESIDENTIAL CONNECTOR (SLVRC) STREET FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Residential Connector on the Sebago Lake Village District Regulating Plan.~~
- ~~(6)~~(4) SLV RESIDENTIAL (SLVR) STREET SLV FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Residential on the Sebago Lake Village District Regulating Plan.
- ~~(7)~~(5) SLV BUSINESS (SLVB) STREET FRONTAGE TYPE — Those public or private rights-of-way identified as SLV Business on the Sebago Lake Village District Regulating Plan.

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B. Administrative provisions.

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(4) Step-by-step guide to the form based code village districts: In order to understand how the Form Based Code Village District provisions function, the following basic steps may be reviewed:

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(b) The Standish Corner District includes the following hierarchical SCD street frontage types (which can be considered different types of neighborhoods) in order from highest to lowest:

- ~~[1] — Town Center (TC) SCD street frontage type: The primary intent of this SCD street frontage type is to strengthen the mixed-use, pedestrian-oriented, traditional street form of the historic Standish Corner (note: no future TC SCD streets allowed).~~
- ~~[2]~~[1] Town Main (TM) SCD street frontage type: The primary intent of this SCD street frontage type is to encourage a pedestrian-oriented, traditional street form (following the historic eight-rod range way alignment of Route 25), minimizing curb cuts and avoiding the cluttered appearance often associated with "strip mall" style development (note: no future TM SCD streets allowed).
- ~~[3]~~[2] Town Avenue (TA) SCD street frontage type: The primary intent of this SCD street frontage type is to provide a development pattern that transitions between the more arterial/historic alignment of the TM or Town Gateway (TG) SCD street frontage types and the Town Residential (TR) type neighborhoods surrounding the higher-density historic core, arterials and corridors. The TA SCD street frontage type is a walkable environment defined by the scale and placement of buildings and includes a mixture of compatible residential, retail, entertainment, professional and live work uses (note: future TA SCD streets allowed).
- ~~[4]~~[3] Town Gateway (TG) SCD street frontage type: The intent of this frontage type is to provide

for areas of development within the Standish Corner District that are not pedestrian-oriented and are not primarily defined by the placement of buildings and the quality of the SCD streetscape as much as the buffering of buildings to maintain or create a rural, visually uncluttered character along the major arterials (Routes 25 and 35) (note: no future TG SCD streets allowed).

~~[5]~~[4] Town Residential (TR) SCD street frontage type: The intent of this frontage type is to reinforce the character of existing traditional neighborhoods and to encourage the development of new or retrofitted residential neighborhoods consistent with traditional and walkable neighborhood SCD street patterns ~~surrounding and directly supporting the social, cultural and economic activities of the TC, TM, TA and TG SCD street frontage types~~ (note: future TR SCD streets allowed, only when the proposed street does not intersect with a TM, TA, TG, or unclassified arterial street as defined in §252-31).

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(c) The Sebago Lake Village District includes the following hierarchical SLVD street frontage types (which can be considered different types of neighborhoods) in order from highest to lowest:

[1] SLV Core frontage type: The primary intent of this SLVD frontage type is to strengthen the mixed-use, pedestrian-oriented traditional street form at the core intersection of the Sebago Lake Village District (State Routes 35 and 114) (note: no future SLV Core streets allowed).

~~[2]~~ SLV Fringe frontage type: The primary intent of this SLVD frontage type is to encourage a mixed-use, pedestrian-oriented, traditional street form stemming from the SLV Core, minimizing curb cuts and avoiding the cluttered appearance often associated with "strip-mall" style development (note: no future SLV Fringe streets allowed).

~~[3]~~[2] SLV Gateway frontage type: The primary intent of this SLVD frontage type is to provide a mixed-use development pattern that transitions between the more-arterial alignment of the SLV Core and SLV Fringe frontage types and the SLV Residential type neighborhoods surrounding the arterials and corridors. The SLV Gateway street frontage type is a walkable environment defined by the scale and placement of buildings and includes a mixture of compatible residential, retail, entertainment, professional and live work uses (note: no future SLV Gateway streets allowed).

~~[4]~~[3] SLV Business frontage type: The primary intent of the SLVD frontage type is to allow a place for larger footprint economic growth visually removed from the traditional core and street corridors of Sebago Lake Village but close enough for pedestrian access by employees and customers (Note: future SLVB streets allowed; must have direct access from a SLVC, SLVF, or SLVG street).

~~[5]~~ SLV Residential Connector frontage type: The primary intent of this SLVD frontage type is to provide the possibility for a road that would link Routes 35 and 114 without needing to go through SLV Core (note: future SLV Residential Connector streets allowed).

~~[6]~~[4] SLV Residential frontage type: The primary intent of this SLVD frontage type is to reinforce the character of existing traditional neighborhoods and to encourage the development of new or retrofitted residential neighborhoods consistent with traditional and walkable neighborhood SLV street patterns surrounding and directly supporting the social, cultural and economic activities of the other SLV street frontage types (note: future SLV Residential streets allowed).

~~[7]~~[5] SLV Lake Access frontage type: The primary intent of this SLVD frontage type is to enhance the connection between Sebago Lake Village and the Sebago Lake waterfront while

protecting the region's drinking water supply. (Note: future SLV Lake Access streets allowed).

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(5) Supplemental Planning Board Review in the Standish Corner District. For any project triggering supplemental Planning Board review within the Standish Corner District, the review process shall be as follows:

(a) On ~~SCD Town Center~~, SCD Town Main, SCD Town Gateway, and existing and proposed SCD Town Avenue street frontage types, building footprints are allowed up to 5,000 square feet. Applicants for developments with buildings that have a footprint greater than 5,000 square feet must demonstrate compliance with the following standards:

- [1] The lot shall be limited to one curb cut. Any other existing curb cuts shall be closed. A second curb cut may be allowed by the Planning Board if it is in the interest of public safety.
- [2] If the building is on a corner parcel, the site shall be accessed from the secondary SCD street.
- [3] Access shall be built to an allowable SCD street frontage type if the development abuts future developable land, an existing street, or a proposed right-of-way shown on a Planning Board approved Connectivity Master Plan. Such streets shall provide for the proper continuation of streets from adjacent subdivisions and built-up areas and proper projection of streets into adjacent unsubdivided and open land. Notwithstanding the above requirements of this Subsection B(5)(a)[3], the following requirements apply to "pioneer lots" described in § 181-7.1B(3) containing buildings with building footprints over 5,000 square feet:

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- [b] Only 1/2 of the width of the allowable SCD street frontage type need be built prior to occupancy of the pioneer lot when only the pioneer lot and the remaining land of the initial lot is being served;
- [c] Travel lane improvements shall be built and substituted for on-SCD street parking and bike lane improvements as part of the built SCD street frontage type when only the pioneer lot and the remaining land of the initial lot is being served;

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- (b) On ~~SCD Town Center~~, SCD Town Main, SCD Town Avenue, and SCD Town Gateway street frontage types, applicants for developments that propose to create additional parking spaces above those required in § 181-7.1D(1); must demonstrate to the Planning Board the need for the additional spaces based upon national parking demand studies such as those published by the Institute of Traffic Engineers or by data on actual parking demand for similar uses in similar situations. When considering the need for additional parking on a site with multiple uses, the Planning Board will consider the ability for those uses to share the onsite parking based on the layout of the site and the expected peak parking demand times of each use.
- (c) On SCD Town ~~Center~~ Main street frontage type, parcels that are less than 20,000 square feet in area ~~but are more than 15,000 square feet in area~~ are required to receive a minimum lot size reduction permit from the Code Enforcement Officer prior to ~~grant the approval or issuance of~~ any applicable Planning Board approval, or issuance of any building permit, whichever occurs

first, as applicable. Only the lots served by public water are eligible for a minimum lot size reduction permit.

- (d) On ~~SCD Town Center~~, SCD Town Avenue and SCD Town Main street frontage types, applicants for developments that do not meet the applicable SCD street frontage type minimum SCD street frontage required build-to-zone must demonstrate compliance with the following standards:

~~[3] If off-street parking, located at the applicable SCD street frontage type parking setback line, is clearly visible from the SCD street, then it shall be adequately screened by landscaping treatment or else the construction of an SCD street wall (20 inches to 40 inches in height along the required build-to-zone) shall be required.~~

~~[4]~~[3] If off-street parking is the long-term design for the remaining required build-to-zone SCD street frontage, then the lot shall be served by one curb cut and any other existing curb cuts shall be closed. A second curb cut may be allowed by the Planning Board if it is in the interest of public safety.

~~[5]~~[4] If the parcel abuts adjacent developable land or existing SCD streets or right-of-way, then the access drive shall be built to the allowable SCD street frontage type to encourage future development and connectivity. However, if the parcel is a pioneer lot, the requirements laid out in § 181-7.1 B)(5)(a) shall apply.

~~[6]~~[5] If off-street parking is the long-term plan for the remaining required build-to-zone frontage, the required SCD streetscape for the existing SCD street frontage type shall be installed at the time of construction.

- (e) If a proposed building on an ~~SCD Town Center~~, SCD Town Avenue or SCD Town Main street frontage type is greater than 50 linear feet along the applicable minimum SCD street frontage, the applicant shall demonstrate compliance with the following standards:

[1] The lot shall be limited to one curb cut. Any other existing curb cuts shall be closed. A second curb cut may be allowed by the Planning Board if it is in the interest of public safety.

~~[2] The applicable SCD street frontage type building standards shall be met and the building configuration shall be articulated into more than one form using changes in architectural features such as dormers, materials or fenestration.~~

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- (6) Supplemental Planning Board Review in the Sebago Lake Village District. For any project triggering supplemental Planning Board review within the Sebago Lake Village District, the review process shall be as follows:

- (a) On SLV Core, ~~SLV Fringe~~, SLV Business, and SLV Gateway street frontage types, applicants for developments that propose to create additional parking spaces above those required in § 181-7.1D(2), must demonstrate to the Planning Board the need for the additional spaces based upon national parking demand studies such as those published by the Institute of Traffic Engineers or by data on actual parking demand for similar uses in similar situations. When considering the need for additional parking on a site with multiple uses the Planning Board will consider the ability for those uses to share the onsite parking based on the layout of the site and the expected peak parking demand times of each use.

- (b) On SLV Core, ~~SLV Fringe~~, SLV Business, and SLV Gateway street frontage types, parcels that are less than 20,000 square feet in area are required to receive a minimum lot size reduction permit from the Code Enforcement Officer prior to grant the approval or issuance of any applicable Planning Board, approval or issuance of any building permit, whichever occurs first, as

applicable. Only lots served by public water are eligible for a minimum lot size reduction permit.

- (c) On SLV Core, ~~SLV Fringe~~, and SLV Gateway street frontage types, applicants for developments that do not meet the applicable FBCVD street frontage type minimum FBCVD street frontage required build-to-zone must demonstrate compliance with the following standards:

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~~[3] If off-street parking, located at the applicable street frontage type parking setback line, is clearly visible from the SLVD street, then it shall be adequately screened by landscaping treatment or else the construction of an FBCVD street wall (20 inches to 40 inches in height along the required build-to-zone) shall be required.~~

~~[4]~~[3] If the parcel abuts adjacent developable land or existing SLVD streets or right-of-way, then the access drive shall be built to the allowable SLVD street frontage type to encourage future development and connectivity.

~~[5]~~[4] If off-street parking is the long-term plan for the remaining required build-to-zone frontage, the required SLVD streetscape for the existing street frontage type shall be installed at the time of construction.

- (d) If a proposed building on an SLV Core, ~~SLV Fringe~~, and SLV Gateway street frontage type is greater than 50 linear feet along the applicable minimum SLVD street frontage, the applicant shall demonstrate compliance with the following standards:

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~~[2] The applicable SLVD street frontage type building standards shall be met and the building configuration shall be articulated into more than one form using changes in architectural features such as dormers, materials or fenestration.~~

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(7) General standards.

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- (c) Building form standards:

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[2] The style of a building shall be consistent ~~throughout a single development~~ with the historic architecture of the zone. There are numerous 19th century buildings in Standish that provide inspiration for the design of a building that is consistent with the Colonial/historical New England character of the Village and appropriate for the purposes of the applicable street frontage as described in § 181-7.1B(4)(b) and (c).

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- [5] Window and door to facade ratios:

~~[a] Standish corner district: Blank lengths of wall exceeding 20 linear feet are prohibited facing any FBCVD street in all RBZs. Walls in RBZs facing FBCVD streets shall have windows or doors spaced no more than 20 feet apart. SLV Business streets may have blank lengths of wall up to 50 linear feet. Building facades may include jogs of up to 18 inches.~~

- ~~[b] Sebago lake village district: Blank lengths of wall exceeding 25 linear feet are prohibited facing any SLVD street with the exception of SLV Business streets which may have blank lengths of wall of up to 50 linear feet. Building facades may include jogs to articulate entrances, break down the form of the building or create outdoor areas for seating or the display of goods.~~
- ~~[c] The percentage of fenestration (windows and other openings) in a building facade shall be between 30% and 90%, except that SLV Business street facades may have a fenestration percentage of between 10% and 90%.~~
- [6] Building projections:
 - ~~[a] Awnings, porches and stoops shall not project closer than five feet to a common lot line. Projecting signage, overhanging eaves, balconies, porches, stoops and awnings, may encroach beyond the minimum required front or side street setback. Provided:~~
 - ~~[i] The building projection shall not project closer than five feet to a lot line, except in such cases where the structure setback is less than five feet.~~
 - ~~[ii] Overhanging building projections, such as signs, eaves, and awnings; shall maintain an eight-foot clearance between the ground and the bottom of the building projection.~~
 - ~~[b] No part of any building, except projecting signage, overhanging eaves, balconies and awnings, shall encroach beyond the minimum required setback. An eight foot clearance must be maintained between the ground and the bottom of the projecting encroachment. The top of projecting signage or awnings shall not be placed higher than the second-story floor.~~
 - ~~[b][c] Awnings on business and commercial buildings shall have a minimum depth of six feet. Awnings shall have no side panels or soffit and shall be rectangular in elevation and triangular in cross section. Awnings shall not screen architectural details. Awnings shall not be nontranslucent and shall not be or backlit. All awnings on a building shall be identical in color and form.~~
 - ~~[d] Porches and colonnades shall be a minimum of eight feet deep.~~
 - ~~[c][e] Columns, piers or posts supporting a porch or colonnade shall be vertically proportioned with the overall facade composition.~~
- [7] Doors/entries:
 - [a] All buildings facing directly on a FBCVD street must have a functioning entry door on facades facing the primary FBCVD street. ~~Additional f~~Functioning entry doors shall be provided along facades at intervals of not greater than 50100 linear feet, except that SLV Gateway and Business street facades may have only one functioning entry door for any length of building. ~~may have entry doors at intervals not greater than 100 linear feet.~~ Entry doors shall be emphasized by detailing, massing, changes in material or other architectural method.

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- [8] Building walls:
 - [a] Window and door openings shall not span vertically more than one story.
 - ~~[b] Window openings shall correspond to interior space and shall not span across building structure such as floor structural and mechanical thickness.~~
 - ~~[b][e] Wall materials shall be consistent horizontally (i.e., joints between different materials must be horizontal and continue around corners), except for chimneys and piers. Durable wall materials shall be used, with the historic character of the FBCVDs, such as (i.e. brick, clapboard, wood shingles, or stone).~~ Synthetic or composite siding materials are acceptable

if they are substantially identical in appearance ~~to historic materials as natural materials and of equal or greater durability.~~ Concrete block, split face block, multicolored brick, asphalt shingles, T-111 and plywood are prohibited on walls facing FBCVD streets. Metal siding is permissible only on Gateway and Business street frontage types.

~~[d] Material changes shall be made within constructional logic as where an addition (of a different material) is built onto the original building. Consideration shall be given to the quality of the materials and design on all sides of a building with emphasis on the sides visible from streets or drives.~~

~~[c][e] Facade articulations are required to reduce the apparent length, monotony and mass of larger buildings, creating the illusion of several smaller buildings with common walls and a consistent rhythm of facades. No facade shall exceed 10050 feet without an interruption of the horizontal plane of the wall of a minimum of three feet. Gateway and Business street frontage types are exempt from this articulation requirement. with the exception of SLV-Business facades which shall not exceed 100 feet without an interruption of the horizontal plane of the wall of a minimum of three feet.~~

~~[d][f] Design elements that add depth and visual interest to a building facade such as mixing materials and colors, decorative trim and molding, cornice details, stepped facades and columns are encouraged. Decorative elements shall be consistent with the architectural character of the building and scaled appropriately.~~

[9] Roofs:

[a] One-story buildings shall have a pitched roof between ~~6:12~~12:12 and 14:12 except on Town Gateway and SLV Business streets, where one-story buildings with flat roofs are allowed. Pitched roofs shall be a symmetrical gable, hip, gabled hip, hipped gable, flared hipped or cross gable. Roof design shall be used as a method for breaking up the mass of the building. Flat and mansard roofs are allowed on buildings with two or more floors. The upper floor(s) must be occupiable or designed to be occupied in the future per all applicable codes.

[b] Buildings over 50 feet in length with symmetrical gabled pitched roofs shall break up the roof with multiple dormers proportioned and coordinated with the overall facade design. Dormers, except for horizontally proportioned shed dormers, shall include a vertically proportioned window matching the overall building design. ~~The window shall light a finished or unfinished habitable space.~~

[c] Any exposed HVAC, venting, communication, or other roof-mounted equipment shall not be visible from the primary FBCVD street. Flat roofs shall be enclosed by parapets a minimum height of 42 inches or as required to conceal the view of mechanical equipment.

~~[c] Natural roof-ventilation using linear soffit vents, ridge vents and dormer vents is required and exposed roof vents such as turbines or power roof ventilators are not permitted. Buildings with flat roofs are exempt from this requirement provided that all mechanical equipment is concealed as required in § 181-7.1B(7)(c)[9][e].~~

~~[d] Gutters, downspouts and projecting drainpipes shall be made of galvanized steel or painted aluminum to match the fascia or wall material. Downspouts shall be integrated with the facade design and generally placed at the corner of buildings. Downspouts shall be connected to rain barrels or underground drainage systems or cisterns.~~

~~[e] Flat roofs are only allowed on buildings with two or more floors except on Town Gateway and SLV Business streets, where one-story flat roof buildings are allowed. The second floor must be occupiable or designed to be occupied in the future per all applicable codes. Flat roofs shall be enclosed by parapets a minimum height of 42 inches or as required to conceal the view of mechanical equipment.~~

~~[f] The cornice of a flat roof building shall be between 1/15 and 1/18 of the building height.~~

~~[10] Multi floor buildings:~~

~~[a] Multi floor buildings shall be designed to accommodate a pedestrian scale by providing a sense of "base," "middle" (where applicable) and "top."~~

~~[b] Ground level facades shall be given a "stronger" appearance than upper floors. Distinction of ground level facades from other floors shall occur by incorporating a minimum of two of the following features: color change, texture change, fenestration change or material change.~~

~~[c] Ground floor ceiling heights shall be taller than upper stories to emphasize the ground floor as the "base" of the building. Ground floor ceiling heights of nonresidential buildings shall have a minimum height of 12 feet. Floors above the ground level shall have a minimum height of eight feet.~~

~~[d] Middle or second floors of the building shall be made distinct from the ground floor by a change in material or material color, fenestration pattern or other architectural component.~~

~~[e] The first floor and upper floors shall have a coordinated composition, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor. Entryways shall clearly be the main focus of the front facade.~~

~~[11] Street walls (stone, wrought iron, brick, wood or a combination of materials, etc.):-~~

~~Establish a clear edge to the street where the buildings do not define outdoor space and separate the street from the private realm (parking lots, trash disposal bins, gardens, and equipment). Street walls shall be between 20 inches and 40 inches in height and are permitted along the frontage and common lot lines. All street walls shall be as carefully designed as the building facade, with the finished side out (i.e., the "better" side facing the street).~~

~~[10][12] Windows and doors:~~

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~~[b] Doors shall be of wood, glass, clad wood, steel or a combination thereof.~~

~~[c] Tinted glass is not allowed. Ultraviolet protection glass of the highest transparency is allowed.~~

~~[b][d] Single glass panes shall be no larger than 20 square feet. Panes shall be separated by muntins.~~

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~~[13] Green building design standards:~~

~~[a] Best management practices for energy efficiency and low impact development are encouraged. Use of Leadership in Energy & Environmental Design (LEED) standards, established by the United States Green Building Council or similar organizations, is encouraged.~~

~~[b] Green roofs on flat roof buildings are encouraged and may be considered pervious for impervious calculations. Flat roof buildings shall otherwise use white membrane/high albedo roofing materials.~~

(d) Parking shall be provided and located in compliance with § 181-7.1D. Any parking provided that

exceeds the minimum amount required must be designed in compliance with §§ 181-20 (Off-street parking design), 181-24 (Off-street parking and loading space requirements), and Chapter 140 (Fire Lanes).

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(g) Commercial signage in the FBCVD shall be permitted as follows:

- [1] Building-mounted signs are permitted with a maximum of 32 square feet of total sign area per building. One additional sign adjacent to an entrance serving a second and/or third floor and which is no larger than four square feet, shall be allowed in addition to the 32 square feet maximum. Buildings which directly face two FBCVD streets may have 32 square feet of total sign area facing each street.
- [2] In addition to building-mounted signs one projecting sign is allowed per unit. Projecting signs shall have a minimum eight-foot ground clearance and be no larger than six square feet in area.
- [3] One ground-mounted sign is permitted per lot. The top of the sign shall be no higher than fifteen feet. Ground mounted signs shall be no larger than 32 square feet except on residential streets where signs shall be no larger than 6 square feet. Additional ground mounted signs may be permitted by the Planning Board as required to ensure safe traffic flow.
- [4] Sandwich boards of no larger than five square feet are allowed provided they do not impede pedestrian movement and are not placed within the roadway.
- [5] No window shall have more than 50% of its area covered by signage. Only one window sign per commercial operation on a site may light up via integrated lighting.
- [6] Signs may be internally or externally lit provided:
 - [i] External lights shall be lit by full cut off light fixtures.
 - [ii] Lights must be of a steady color and intensity.
 - [iii] Signs may not be animated, scrolling, or change message more than once every 20 minutes.
 - [iv] Signs on residential and lake access streets shall not be illuminated.

C. FBCVD dimensional standards.

(5) Lot size.

(b) Standish corner district minimum lot sizes:

| | Town Center | Town Main | Town Avenue | Town Gateway | Town Residential |
|------------------|--------------------------------|---------------------|--------------------|--------------------|--------------------------------------|
| Minimum lot size | 15,000 square feet* | 15,000 square feet* | 20,000 square feet | 20,000 square feet | 30,000 20,000 square feet |

* Lots between 15,000 and 20,000 square feet require a minimum lot size reduction permit issued by the Code Enforcement Officer and trigger Supplemental Planning Board Review.

(c) Sebago lake village minimum lot sizes:

- [1] Single family homes or other uses with 300 or less gallons per day sewage flow: 20,000 square feet
- [2] All other uses: must meet state minimum lot size requirements of 12 M.R.S. § 4807-A.

| Core | Fringe | Gateway | Business | Residential | Res-Collector | Lake |
|------|--------|---------|----------|-------------|---------------|------|
|------|--------|---------|----------|-------------|---------------|------|

| | | | | | | | Access |
|---|--------------------|--------------------|---|---|---|--|------------|
| Single-family home | 15,000-square-feet | 20,000-square-feet | 420,000-square feet** (60,000-square-feet) | 420,000-square feet** (60,000-square-feet) | 420,000-square feet** (60,000-square-feet) | 40,000-square feet** (60,000-square-feet) | No minimum |
| All other uses (per 100-gallons daily-design-sewage-flow) | 7,000-square-feet* | 7,000-square-feet* | 15,0000-square feet* (20,000-square-feet) | 15,0000-square feet* (20,000-square-feet) | 15,0000-square feet* (20,000-square-feet) | 15,0000-square feet* (20,000-square-feet) | No minimum |

Minimum lot sizes shown are: with public water and (without public water).

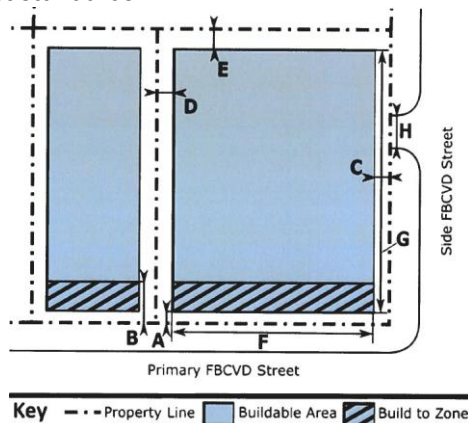
* Lots under 20,000 square feet for uses other than single-family homes require a minimum lot size reduction permit issued by the Code Enforcement Officer and trigger Supplemental Planning Board Review.

** Residential lots which are part of a conservation subdivision in the SLVG, and SLVR, and SLVRC frontage types have a maximum density of one unit per 30,000 square feet of net residential area

• • •

(7) Building and parking placement and form.

(d) Standish Corner District standards.

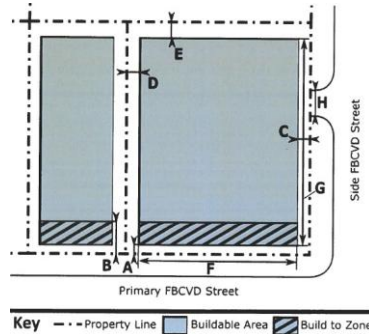


| | Figure Key | Town Center | Town Main | Town Avenue | Town Gateway | Town Residential |
|------------------------|------------|-------------|-----------|-------------|--------------|------------------|
| Minimum front setback | A | — | — | 15 feet | 50 feet | 1530 feet*** |
| Maximum front setback* | B | 10 feet | 1550 feet | 3050 feet | — | 25 feet— |
| Side street setback | C | — | 15 feet | 10 feet | 15 feet | 15 feet |
| Side setback | D | 5 feet | 10 feet | 10 feet | 15 feet | 15 feet |
| Rear setback | E | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet |

| | | | | | | |
|-----------------------------|---|-----------------------|-----------------------|-----------------------|-----------------------|---------|
| Primary BtZ percentage | F | 60% to 80% | 50% to 80% | 50% to 80% | — | — |
| Side BtZ percentage | G | 30% min. | 30% min. | 30% min. | — | — |
| Front parking setback | | 20 feet | 20 10 feet | 20 10 feet | 20 10 feet | 40*** |
| Side/rear parking setback** | | 5 feet | 5 feet | 5 feet | 5 feet | 15 feet |
| Min. building height | | 16 feet | 16 feet | 16 feet | 16 feet | 20 feet |
| Max. building height | | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet |

- * For properties where adjacent buildings are set back more than the maximum allowed front setback, the front setback may be set to align with the front building face of the least nonconforming, immediately adjacent property or double the maximum setback in that zone, whichever is less.
- ** Parking must be setback a minimum of 15 feet from properties solely in residential use. Parking areas shared between lots or accessed through shared curb cuts are exempt from setbacks on the shared lot line.
- *** On properties with a primary residential use in the Town Residential street frontage type; porches and driveway parking may be placed within front setbacks provided they do not impact visibility and public safety.

(e) Sebago Lake Village District standards.



| | Figure Key | Core | Fringe | Gateway | Business | Res. Connector | Residential | Lake Access |
|-------------------------|------------|---------|--------------------|----------|----------|---------------------|-------------|-------------|
| Minimum front setback | A | 0 feet | 15 feet | 50 feet* | 25 feet | 25 feet* | 25 feet* | 25 feet |
| Maximum front setback** | B | 10 feet | 25 feet | — | — | — | — | — |
| Side street setback | C | 0 feet | 10 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet |
| Side setback | D | 10 feet | 10 feet | 15 feet | 25 feet | 15 feet | 15 feet | 25 feet |
| Rear setback | E | 10 feet | 10 feet | 15 feet | 25 feet | 10 feet | 10 feet | 25 feet |

| | | | | | | | | |
|------------------------------|---|----------------|-----------------------|----------------|----------------|--------------------|----------------|----------------|
| Primary RBZ percentage | F | 60% to 80% | 30% to 50% | — | — | — | — | — |
| Side RBZ percentage | G | — | — | — | — | — | — | — |
| Front parking setback**** | | <u>10 feet</u> | 10 feet | <u>10 feet</u> | <u>10 feet</u> | | <u>10 feet</u> | <u>25 feet</u> |
| Side/rear parking setback*** | | 5 feet | 5 feet | 10 feet | 25 feet | 10 feet | 10 feet | 25 feet |
| Min. building height | | 20 feet | 20 feet | 20 feet | — | 20 feet | 20 feet | 20 feet |
| Max. building height | | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet |

* For properties in the Gateway, Residential, and Residential Connector street frontage types where adjacent buildings are set back less than the minimum allowed setback the front set back may be set to align with the front face of the least nonconforming, immediately adjacent property or half the minimum setback, whichever is more.

** For properties where adjacent buildings are set back more than the maximum allowed front setback, the front setback may be set to align with the front building face of the least nonconforming, immediately adjacent property or double the maximum setback, whichever is less.

*** Parking must be setback a minimum of 15 feet from properties solely in residential use. Parking areas shared between lots or accessed through shared curb cuts are exempt from setbacks on the shared lot line.

**** On properties with a primary residential use driveway parking may be placed within front setbacks provided it does not impact visibility and public safety.

D. FBCVD parking standards.

~~(1) Standish Corner parking standards.~~

~~(1)(a) Required spaces:~~

~~(a)(1) Residential uses: one per unit.~~

~~(b)(2) Nonresidential uses:~~

~~[1](a) Ground floor less than 3,000 square feet: one per 200 square feet of floor space.~~

~~[2](b) Ground floor greater than 3,000 square feet: one per 400 square feet of floor space.~~

~~[3](c) Upper floor: one per 600 square feet of floor space.~~

~~(2)(b) In the Town Center, Town Main, and Town Avenue street frontages, 50% of the parking requirement may be provided off site. Required parking may be provided through a legally binding off-street parking agreement with parking facilities located within 1,300, 1,320 feet provided that documentation demonstrating the availability of sufficient capacity at the facility as determined by a professional parking study or similar evidence is submitted. With approval of the Planning Board. Off-site parking must have evidence of perpetual right of owner, his/her/its successors, and assigns to use off-site parking by instrument recorded at Registry of Deeds.~~

~~(3) (c) In the Town Center, Town Main, and Town Avenue street frontages On all street frontage types except SC Town Residential and SLV Residential 50% of on-site parking may utilize compact parking space dimensions.~~

~~(2) Sebago Lake Village parking standards.~~

~~(a) Required spaces:~~

~~[1] Residential uses: one per unit.~~

~~[2] Nonresidential:~~

~~[a] Ground floor less than 3,000 square feet: one per 200 square feet of floor space.~~

~~[b] Ground floor greater than 3,000 square feet: one per 400 square feet of floor space.~~

~~[c] Upper floor: one per 600 square feet of floor space.~~

~~(b) In the SLV Core, SLV Fringe, and SLV Gateway street frontages, 50% of the parking requirement may be provided off site within 1,000 feet with approval of the Planning Board. Off site parking must have evidence of perpetual right of owner, his/her/its successors, and assigns to use off-site parking by instrument recorded at Registry of Deeds.~~

~~(c) In the SLV Core, SLV Fringe, and SLV Gateway street frontages, 50% of on-site parking may utilize compact parking space dimensions.~~

E. Standish Corner District standards.

~~(1) Town Center (TC) standards.~~

~~(b) Maximum building floor area: none.~~

~~(c) Parking drives must be a minimum of 16 feet in width or as required by the Standish Fire Department. Shared drives are encouraged between adjacent lots to minimize curb cuts. On corner lots, parking drive shall not be located on the primary SCD street unless shared with a noncorner lot.~~

~~(d) SCD street space standards (TC).~~

| Location (width distances) | | |
|----------------------------|--------------------------------------|---|
| Sidewalk required | 8 feet (both sides) | U |
| Amenity zone | 8 feet for 66-foot wide right-of-way | V |
| Shoulder | 6 feet (two lanes) | W |
| Travel Lanes | 11 feet (two lanes) | X |

~~(e) Lot width and block length (TC).~~

| | |
|--------------|--------------------------------------|
| Lot width | No minimum |
| Block length | 250 feet minimum to 450 feet maximum |

~~(f) Supplemental Planning Board review triggers (TC).~~

~~[1] Proposed or existing buildings not meeting minimum RBZ SCD street frontage requirement.~~

~~[2] Proposed projects not utilizing TC required parking spaces.~~

- ~~{3} Proposed buildings more than 50 feet along RBZ-SCD street frontage.~~
- ~~{4} Proposed lot less than 20,000 square feet but greater than or equal to 15,000 square feet.~~
- ~~{5} Proposed building footprint over 5,000 square feet.~~

~~(g) Town Center (TC) allowed land uses and permit requirements (TC).~~

~~{1} Uses not listed are not permitted. Nonconforming uses and structures existing as of the date of adoption of the Standish Corner District are subject to standards of Article V (Nonconforming Uses). When site plan review is triggered by a proposed change in use and/or structure, the use and/or structure shall comply with applicable SCD street frontage type standards to the greatest extent practicable as determined by the Planning Board.~~

~~{2} Planning Board review is required for new construction, expansion, reconstruction and subdivision, but only Code Enforcement Officer approval is required for subsequent changes in use in existing structures that meet all of the following:~~

- ~~{a} Do not increase anticipated traffic volumes by more than 10%;~~
- ~~{b} Do not change vehicular traffic patterns;~~
- ~~{c} Do not increase parking requirements by more than 10%;~~
- ~~{d} Do not change the exterior visual appearance of buildings and continue to meet the applicable SCD street frontage type standards; and~~
- ~~{e} That are allowed uses in the applicable SCD street frontage type.~~

~~{3} Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:~~

- ~~{a} Accessory dwelling units.~~
- ~~{b} Accessory uses and buildings.~~
- ~~{c} Agriculture.~~
- ~~{d} Dwelling, one unit.~~
- ~~{e} Dwelling, two units.~~
- ~~{f} Home occupation Level 1.~~
- ~~{g} Home occupation Level 2.~~
- ~~{h} Home occupation Level 3.~~
- ~~{i} Home retail sales.~~
- ~~{j} Outdoor display and sales.~~
- ~~{k} Solar energy system, roof mounted.~~
- ~~{l} Solar energy system, small-scale.~~
- ~~{m} Tradesman.~~
- ~~{n} Yard or garage sale.~~

~~{4} Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter: Art center – indoor.~~

- ~~{a} Art gallery/museum.~~
- ~~{b} Bed and breakfast.~~
- ~~{c} Business professional building.~~
- ~~{d} Convenience store.~~
- ~~{e} Day-care center.~~
- ~~{f} Day-care home.~~
- ~~{g} Dwelling, multi-family.~~
- ~~{h} Dwelling, three or four family.~~

- ~~{i}—Inns.~~
- ~~{j}—Mechanical repair garage.~~
- ~~{k}—Motor vehicle sales.~~
- ~~{l}—Municipal uses.~~
- ~~{m}—Public utility.~~
- ~~{n}—Restaurant (includes outdoor dining).~~
- ~~{o}—Retail businesses.~~
- ~~{p}—Schools.~~

~~(h) SCD streetscape standards (TC).~~

~~{1} Sidewalks and curbs:~~

- ~~{a}—Brick, brick pavers and/or concrete (pervious/porous materials encouraged; fly ash concrete encouraged).~~
- ~~{b}—Vertical granite curbing.~~

~~{2}—Lighting:~~

- ~~{a}—Light emitting diodes (LEDs) encouraged.~~
- ~~{b}—Full cutoff fixtures required.~~
- ~~{c}—Pedestrian scaled lighting 30 feet on center or SCD street scaled lighting a maximum of 90 feet on center staggered along both sides of the SCD street.~~

~~{3}—SCD street trees: Salt and urban tolerant. Three inch minimum caliper. Thirty feet on center. Tree trunk shall be a minimum of three feet from curbline or edge of shoulder.~~

~~{4}—Signage:~~

- ~~{a}—Building mounted in signable area: maximum 32 square feet.~~
- ~~{b}—Building mounted by entrances serving second floor: maximum four square feet, including all tenants.~~
- ~~{c}—Projecting: minimum eight foot clearance; maximum six square feet.~~
- ~~{d}—Sandwich boards: four square feet maximum.~~
- ~~{e}—No signs permitted in windows above second story floor.~~
- ~~{f}—Sandwich boards permitted during hours of operation; may not impede pedestrian movement.~~
- ~~{g}—Only externally lit signs are permitted with the use of light emitting diodes (LEDs) encouraged.~~
- ~~{h}—Cutoff light fixtures required.~~
- ~~{i}—Light emitting diodes (LEDs) encouraged.~~
- ~~{j}—Wood, composite, or metal materials only.~~
- ~~{k}—Neon signs not permitted.~~

~~{5}—Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~(2)(1) Town Main (TM) standards.~~

• • •

~~{1}—SCD street space standards (TM).~~

| Location (width distances) | | |
|----------------------------|---------------------|---|
| Sidewalk required | 8 feet (both sides) | U |
| Bike lane | 5 feet (two lanes) | W |
| Travel lanes | 11 feet (existing) | X |

(d)(c) Lot width and block length (TM).

| | |
|--------------|--|
| Lot width | No minimum |
| Block length | No minimum or maximum 250 feet minimum to 450 feet maximum |

(e)(d) Supplemental Planning Board review triggers (TM).

• • •

(f)(e) Town Main (TM) allowed land uses and permit requirements (TM).

• • •

- [3] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

• • •

[d] Dwelling, ~~one unit~~ single-family.

[e] Dwelling, two- or three-family units.

[f] Dwelling, four-family

[g] Forestry Management

~~[h]~~ [h] Home occupation Level 1.

~~[g]~~ [i] Home occupation Level 2.

~~[h]~~ [j] Home occupation Level 3.

~~[i]~~ [k] Home retail sales.

~~[j]~~ Outdoor display and sales.

~~[k]~~ [l] Solar energy system, roof-mounted.

~~[l]~~ [m] Solar energy system, small-scale.

[n] Timber Harvesting

~~[m]~~ [o] Tradesman.

~~[n]~~ [p] Yard or garage sale.

- [4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

[a] Adult day care.

~~[b]~~ Art center, indoor.

~~[c]~~ [b] Art gallery/museum.

~~[d]~~ [c] Bed-and-breakfast.

~~[e]~~ [d] Business professional building.

~~[f]~~ [e] Car wash village.

~~[g]~~ [f] Churches.

- ~~{h}~~[g] Day-care center.
- ~~{i}~~[h] Day-care home.
- [i] Commercial Recreation.
- [j] Convenience store.
- [k] Dwelling, multi-family.
- [l] Elderly Housing
- ~~{j}~~ Dwelling, three or four family.
- [m] Flea market.
- [n] Fueling station.
- [o] Health care facility.
- [p] Home care services (~~grandfathered single family homes only~~).
- [q] Hotel.
- ~~{r}~~ Indoor amusements and recreation.
- ~~{s}~~[r] Inns.
- ~~{t}~~[s] Outdoor recreation limited.
- ~~{u}~~[t] Mechanical repair garages.
- ~~{v}~~[u] Municipal uses.
- [v] Performing Art center

• • •

~~{g}~~(f) SCD streetscape standards (TM).

[1] Sidewalks and curbs.

[a] 8 foot sidewalk required on both sides of road

• • •

[2] Lighting:

[a] Light-emitting diodes (LEDs) encouraged.

[b] Full cutoff fixtures required on all exterior lighting.

~~{c}~~ Pedestrian scaled lighting 30 feet on center or SCD street scaled lighting 90 inches on center staggered along both sides of the SCD street.

~~{3}~~ SCD street trees: salt and urban tolerant. Three inch minimum caliper. Thirty feet on center. Tree trunk shall be a minimum of three feet from curbline or edge of shoulder.

~~{4}~~ Signage:

~~{a}~~ Building mounted in signable area: maximum 32 square feet.

~~{b}~~ Post mounted: maximum 32 square feet. Bottom of sign no lower than four feet and top of sign no higher than eight feet.

~~{c}~~ Building mounted by entrances serving second floor: maximum four square feet, including all tenants.

~~{d}~~ Projecting: minimum eight foot clearance; maximum six square feet.

~~{e}~~ Sandwich boards: four square feet maximum.

~~{f}~~ No signs permitted above second story floor, including signs in windows.

~~{g}~~ Sandwich boards permitted during hours of operation; may not impede pedestrian movement.

~~{h}~~ Only externally lit signs are permitted with the use of light emitting diodes (LEDs) encouraged.

- ~~{i}~~ Cutoff light fixtures required.
- ~~{j}~~ Light emitting diodes (LEDs) encouraged.
- ~~{k}~~ Wood, composite, or metal materials only.
- ~~{l}~~ Neon signs not permitted.

~~{5}~~ Low impact development standards: Utilize as feasible as defined in § 181-7.1A.

~~{3}~~{2} Town Avenue (TA) standards.

• • •

(c) SCD street space requirements on new SCD TA streets(TA).

| Location (width distances) | | |
|--|--|---|
| Amenity Zone | 5 feet (both sides) | ✓ |
| On-SCD street parking | 8 feet (allowed one side) | ✗ |
| Bike lane <u>Paved shoulder</u> | 5 <u>3</u> feet (both sides, except where there is on street parking) | ✗ |
| Travel lanes | 11 feet (two lanes) | ✓ |

(d) Lot width and block length (TA).

| | |
|--------------|---|
| Lot width | No minimum |
| Block length | 250 feet minimum to 450 <u>1000</u> feet maximum (<u>applies to new SCD streets</u>) |

• • •

(f) Town Avenue (TA) allowed land uses and permit requirements (TA).

• • •

{3} Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

• • •

- ~~{d}~~ Dwelling, ~~one unit~~single-family.
- ~~{e}~~ Dwelling, ~~two- or three-family~~units.
- ~~{f}~~ Dwelling, four-family
- ~~{g}~~ Forestry Management
- ~~{h}~~{h} Home occupation Level 1.
- ~~{g}~~{i} Home occupation Level 2.
- ~~{h}~~{j} Home occupation Level 3.
- ~~{i}~~{k} Home retail sales.
- ~~{j}~~{l} Solar energy system, roof-mounted.
- ~~{k}~~{m} Solar energy system, small-scale.
- ~~{l}~~ Outdoor display and sales.
- ~~{n}~~ Timber Harvesting

~~[m][p]~~ Yard or garage sale.

- [4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

~~[a]~~ Art center – indoor.

~~[b]~~[a] Art gallery/museum.

[b] Bed and Breakfast

[c] Business professional building.

[d] Churches (~~must utilize on-SCD street parking or create shared parking~~).

[e] Commercial recreation.

~~[e]~~[f] Convenience store.

~~[f]~~[g] Day-care center.

~~[g]~~[h] Day-care home.

~~[h]~~[i] Dwelling, multi-family.

~~[i]~~ Dwelling, three- or four-family.

[j] Elderly housing.

[k] Flea market.

[l] Greenhouse.

[m] Healthcare facility.

~~[n]~~[n] Hospital (~~new Town Avenue SCD street frontage type only~~).

[o] Home care services.

[p] Hotel.

~~[m]~~ Indoor amusements and recreation.

~~[n]~~[q] Inns.

~~[o]~~[r] Municipal uses.

~~[p]~~[s] Outdoor recreation limited.

[t] Performing arts center.

[u] Private Clubs

~~[q]~~[v] Public utility.

[w] Research facilities

~~[r]~~[x] Residential care facility.

~~[s]~~[y] Restaurant (includes outdoor dining).

~~[t]~~[z] Restaurant, drive-through.

~~[u]~~[aa] Retail businesses <10,000sqft.

~~[v]~~[bb] Schools.

~~[w]~~[cc] Village housing.

[dd] Veterinary clinic.

- [5] Permitted uses requiring special exception review shall be as follows. Such uses shall require Board of Appeals approval, in accordance standards set forth in this Part 1. Such uses shall also require site plan or subdivision approval from the Planning Board in accordance with is § 181-7.1 and Part 2 and Part 3 of this chapter:

[a] Manufacturing, light.

[b] Retail businesses, >10,000sqft

[c] Social Event Centers

- (g) SCD streetscape standards (TA).

[1] Sidewalks and curbs:

[a] 8 foot multi-use path required on one side of new TA roads

• • •

[c] Asphalt or granite (curbing is not required where there is no on-SCD street parking or where low-impact development stormwater standards are implemented). A two-foot clear zone shall be maintained between the curb and/or SCD street shoulder and any SCD streetscape amenities.

~~[d] Vertical granite curbing. A two-foot clear zone shall be maintained between the curb and/or SCD street shoulder and any SCD streetscape amenities.~~

[2] Lighting:

• • •

~~[c] Pedestrian-scaled lighting 30 feet on center or SCD street-scaled lighting a maximum of 90 feet on center staggered along both sides of the SCD street.~~

~~[3] SCD street trees: Salt and urban tolerant three-inch minimum caliper. 30 feet on center. Tree trunk shall be a minimum of two feet from curblines or edge of shoulder.~~

~~[4] Signage:~~

~~a. Building-mounted in signable area: maximum 32 square feet.~~

~~b. Building-mounted by entrances serving second floor: maximum four square feet, including all tenants.~~

~~a. Projecting: minimum eight-foot clearance; maximum six square feet.~~

~~b. Sandwich board: four square feet maximum.~~

~~c. No signs permitted above second-story floor, including signs in windows.~~

~~d. Sandwich boards permitted during hours of operation only; shall not impede pedestrian movement.~~

~~e. Only externally lit signs are permitted with the use of light-emitting diodes (LEDs) encouraged.~~

~~a. Cutoff light fixtures required.~~

~~b. Light-emitting diodes (LEDs) encouraged.~~

~~c. Wood, composite, or metal materials only.~~

~~d. Neon signs not permitted.~~

~~[5] Low-impact development standards: utilize as feasible as defined in § 181-7.1A.~~

~~(4)(3) Town Gateway (TG) standards.~~

• • •

~~(c) SCD street space (TG).~~

| Location (width distance) | | |
|---------------------------|---------------------|---|
| Paved shoulder | 5 feet (both sides) | N |
| Travel lanes | 11 feet (existing) | Ø |

~~(d)~~(c) Lot width and block length (TG).

• • •

~~(e)~~(d) Supplemental Planning Board review triggers (TG).

• • •

~~(f)~~(e) Town Gateway (TG) Zone allowed land uses and permit requirements (TG).

• • •

- [3] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

• • •

- [d] Dwelling, ~~one unit~~ single-family.
- [e] Dwelling, ~~two- or three-family~~ units.
- [f] Dwelling, four-family
- [g] Forestry Management
- ~~(f)~~[h] Home occupation Level 1.
- ~~(g)~~[i] Home occupation Level 2.
- ~~(h)~~[j] Home occupation Level 3.
- ~~(i)~~[k] Home retail sales.
- ~~(j)~~ Outdoor display and sales.
- ~~(k)~~[l] Solar energy system, roof-mounted.
- ~~(h)~~[m] Solar energy system, small-scale.
- [n] Timber Harvesting
- ~~(m)~~[o] Tradesman.
- ~~(n)~~[p] Yard or garage sale.

- [4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with § 181-7.1 and Part 2 and Part 3 of this chapter:

• • •

- [c] Bed and breakfast
- [d] Boat yard
- ~~(e)~~[e] Business professional building.
- ~~(e)~~[f] Churches.
- ~~(e)~~ Cluster development.
- [g] Commercial Recreation
- ~~(f)~~[h] Convenience store ~~(with fueling pumps to side only)~~.
- ~~(g)~~[i] Collision repair garage.

- ~~{h}[j]~~ Day-care center.
- ~~{i}[k]~~ Day-care home.
- ~~{j}[l]~~ Dwelling, multi-family.
- ~~{k}~~ Dwelling, three- or four-family.
- ~~{l}[m]~~ Elderly housing.
- ~~{m}[n]~~ Flea market.
- ~~{n}[o]~~ Fueling station.
- ~~{o}[p]~~ Greenhouses.
- ~~{p}[q]~~ Health care facility.
- ~~{q}[r]~~ Heavy-duty repair facility.
- ~~{r}[s]~~ Heavy-duty repair garage.
- ~~{s}[t]~~ Hotel.
- ~~{t}[u]~~ Home care services.
- [v] Hospital.
- ~~{u}~~ Indoor amusements and recreation.
- [w] Inn.
- ~~{v}[x]~~ Mechanical repair garage.
- ~~{w}[y]~~ Motel.
- ~~{x}[z]~~ Motor vehicle sales.
- ~~{y}[aa]~~ Municipal uses.
- ~~{z}[bb]~~ Outdoor recreation.
- [cc] Performing arts center
- ~~{aa}[bb]~~ Private clubs.
- ~~{bb}[dd]~~ Public utility.
- ~~{cc}[ee]~~ Research facility.
- ~~{dd}[ff]~~ Retail businesses <10,000sqft (drive-through located behind the building).
- ~~{ee}[gg]~~ Residential care facility.
- ~~{ff}[hh]~~ Restaurant.
- ~~{gg}[ii]~~ Restaurant, drive-through (side or behind the building).
- [hh] Schools.
- ~~{hh}~~ Social events center.

• • •

- [5] Permitted uses requiring special exception review shall be as follows. Such uses shall require Board of Appeals approval, in accordance standards set forth in this Part 1. Such uses shall also require site plan or subdivision approval from the Planning Board in accordance with is § 181-7.1 and Part 2 and Part 3 of this chapter:

- [a] Manufacturing, light.
- [b] Shooting range, indoor.
- [c] Social event center.

- (d) SCD streetscape standards (TG). These standards are applicable when varying from existing standards for site plan review.

• • •

~~{4}~~ Signage:

- ~~{a}~~ Building mounted in signable area: maximum 100 square feet.

- ~~[b] Post-mounted: maximum 32 square feet; bottom of sign no lower than four feet and no higher than eight feet.~~
- ~~[c] Building mounted by entrances serving second floor: maximum four square feet, including all tenants.~~
- ~~[d] Projecting: minimum eight-foot clearance.~~
- ~~[e] No signs permitted above second-story floor, including signs in windows.~~
- ~~[f] Externally lit signs only; cutoff light fixtures required.~~
- ~~[g] Light-emitting diodes (LEDs) encouraged.~~
- ~~[h] Wood, composite, or metal materials only.~~
- ~~[i] Neon signs not permitted.~~

~~[5] Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~(5)(4)Town Residential (TR) standards.~~

• • •

(c) New_SCD_TR street space standards ~~(TR)~~.

| Location (width distances) | |
|-------------------------------------|------------------------------|
| Rain garden | 6 feet (one side) |
| Roadway <u>Travelway</u> | 22 feet |
| <u>Paved shoulders</u> | <u>3 feet (both sides)</u> |

• • •

(f) Town Residential (TR) allowed land uses and permit requirements (TR).

• • •

[3] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

- ~~[d] Dwelling, one-unit~~single-family.
- ~~[e] Dwelling, two- or three-family~~units.
- ~~[f] Dwelling, four-family~~
- ~~[g] Forestry Management~~
- ~~[h]~~[h] Home occupation Level 1.
- ~~[g]~~[i] Home occupation Level 2.
- ~~[h]~~[j] Home occupation Level 3.
- ~~[i]~~[k] Home retail sales.
- ~~[j]~~[l] Solar energy system, roof-mounted.
- ~~[k]~~[m] Solar energy system, small-scale.
- ~~[l]~~[n] Timber Harvesting
- ~~[m]~~[o] Tradesman.
- ~~[n]~~[p] Yard or garage sale.

[4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall

require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

[d] Convenience store (limited to ~~1,000~~2,000 square feet and shall be located at an intersection).

[e] Church (shall be located at an intersection).

[f] Dwelling, multi-family.

~~[g] Dwelling, three- or four-family.~~

~~[h]~~[g] Elderly housing.

[h] Municipal services.

[i] Public utility.

[j] School.

~~[k] Town services.~~

~~[[k]~~[k] Village housing.

(g) SCD streetscape, building and buffering standards (TR).

• • •

[2] Lighting:

• • •

~~[d] Pedestrian (optional) 30 feet to 50 feet on center.~~

~~[3] SCD street trees: Salt and urban tolerant. Three-inch minimum caliper, 30 feet to 50 feet on center. Three feet clear of curblines or edge of shoulder.~~

[4] Buffering:

• • •

~~[b] Waste storage for convenience stores~~ non-residential uses must be completely screened from view. Waste storage for ~~all other uses~~ multi-family residential developments shall not be visible from the SCD street and buffered from abutters.

~~[5] Signage (property cannot have both post-mounted and projecting signage):~~

~~[a] Single post-mounted: maximum six square feet; bottom of sign no lower than six feet and top no higher than eight feet.~~

~~[b] Building-mounted by entrances serving second floor: maximum four square feet, including all tenants.~~

~~[c] Projecting: maximum six square feet.~~

~~[d] No signs permitted in windows above second-story floor.~~

~~[e] No lit signs allowed.~~

~~[f] Wood, composite, or metal materials only.~~

~~[6] Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~[7] Green building design standards: Best management practices for energy efficiency and low-impact development are encouraged. Use of LEED design standards as established by the United States Green Building Council or similar organizations is encouraged.~~

F. Sebago Lake Village District standards.

(1) SLV Core (SLVC) standards.

• • •

~~(b)~~ SLVCD street space standards (SLVC).

| Location (width distances) | | |
|----------------------------|--|---|
| Travel lanes | 12 feet (two lanes) | A |
| Sidewalk required | 6 feet (both sides) | F |
| On-street parking | 8 feet | C |
| Paved shoulders | 4 feet where a travel, turning, parking lane is not located adjacent to a curb | H |

~~(d)~~(c) Lot width and block length.

| | |
|--------------|---|
| Lot width | No minimum |
| Block length | No minimum or maximum 250 feet minimum to 450 feet maximum |

~~(e)~~(d) Supplemental Planning Board review triggers SLVC

• • •

~~(f)~~(e) Sebago Lake Village Core (SLVC) allowed land uses and permit requirements (SLVC).

• • •

- (c) Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

• • •

- ~~[d]~~ Dwelling, ~~one unit~~ single-family.
- ~~[e]~~ Dwelling, ~~two- or three-family~~ unit.
- ~~[f]~~ Dwelling, four family
- ~~[g]~~ Forestry management
- ~~[h]~~[h] Home occupation Level 1.
- ~~[g]~~[i] Home occupation Level 2.
- ~~[h]~~[j] Home occupation Level 3.
- ~~[i]~~[k] Home retail sales.
- ~~[j]~~ Outdoor display and sales.
- ~~[k]~~[l] Solar energy system, roof-mounted.
- ~~[h]~~[m] Solar energy system, small-scale.
- ~~[n]~~ Timber Harvesting.
- ~~[m]~~[o] Tradesman.
- ~~[n]~~[p] Yard or garage sale.

- (d) Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall

require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

- [a] Adult day care.
- ~~[b] Art center.~~
- ~~[c] Art center – indoor.~~
- ~~[d][b] Art gallery/museum.~~
- ~~[e][c] Bed-and-breakfast.~~
- ~~[f][d] Business professional building.~~
- ~~[g][e] Church.~~
- [f] Commercial Recreation.
- ~~[h][g] Convenience store.~~
- ~~[i][h] Day-care home.~~
- ~~[j][i] Dwelling, multi-family (must comply with § 181-7.1F(1)(a).~~
- ~~[k] Dwelling, three- or four-family (must comply with § 181-7.1F(1)(a).~~
- ~~[l][j] Elderly housing.~~
- ~~[m][k] Fueling station.~~
- [l] Health care facility.
- ~~[n][m] Home care services.~~
- ~~[o][n] Municipal uses.~~
- [o] Performing art center.
- [p] Public utility.
- [q] Research facilities.
- ~~[r][r] Restaurant (includes outdoor dining).~~
- ~~[s][s] Retail businesses (drive-through facility allowed only behind the building).~~
- [t] Schools.
- [u] Veterinary Clinic.
- [v] Village housing.

(e) SLVD streetscape standards (SLVC).

[1] Sidewalks and curbs:

[a] 5 foot side walks required on both sides.

~~[a][b] Brick, brick pavers and/or concrete (pervious/porous materials encouraged; fly ash concrete encouraged).~~

~~[b][c] Vertical granite or asphalt curbing.~~

[2] Lighting:

• • •

~~[c] Pedestrian scaled lighting 30 feet on center or SLVD street scaled lighting a maximum of 90 feet on center staggered along both sides of the SLVD street.~~

~~[3] SLVD street trees: Salt and urban tolerant. Three-inch minimum caliper. Thirty feet on center. Tree trunk shall be a minimum of three feet from curblin e or edge of shoulder.~~

[4] Signage:

~~[a] Building mounted in signable area: maximum 32 square feet.~~

~~[b] Building mounted by entrances serving second floor: maximum four square feet,~~

including all tenants.

- ~~[c]—Projecting: minimum eight foot clearance; maximum six square feet.~~
- ~~[d]—Sandwich boards: four square feet maximum.~~
- ~~[e]—No signs permitted above second story floor, including signs in windows.~~
- ~~[f]—Sandwich boards permitted during hours of operation: may not impede pedestrian movement.~~
- ~~[g]—Only externally lit signs are permitted with the use of light emitting diodes (LEDs) encouraged.~~
- ~~[h]—Cutoff light fixtures required.~~
- ~~[i]—Wood, composite, or metal materials only.~~
- ~~[j]—Neon signs not permitted.~~

~~[5]—Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~(2)—SLV Fringe (SLVF) standards.~~

- ~~(a)—Maximum building footprint: 4,000 square feet.~~
- ~~(b)—Parking drives must be a minimum of 16 feet in width or as required by the Standish Fire Department. Shared drives are encouraged between adjacent lots to minimize curb cuts.~~
- ~~(c)—SLVF street space standards (SLVF).~~

| Location (width distances) | | |
|----------------------------|---------------------|---|
| Travel lanes | 12 feet (two lanes) | A |
| Sidewalk required | 5 feet (both sides) | F |
| Paved shoulders | 5 feet (both sides) | H |

~~(d)—Lot width and block length.~~

| | |
|--------------|--------------------------------------|
| Lot width | No minimum |
| Block length | 250 feet minimum to 450 feet maximum |

~~(e)—Supplemental Planning Board review triggers (SLVF).~~

- ~~[1]—Proposed or existing buildings not meeting minimum RBZ SLVD street frontage requirement.~~
- ~~[2]—Proposed projects not utilizing SLVC required parking spaces.~~
- ~~[3]—Proposed buildings more than 50 feet along RBZ SLVD street frontage.~~
- ~~[4]—Proposed lot less than 20,000 square feet.~~

~~(f)—Sebago Lake Village Fringe (SLVF) allowed land uses and permit requirements (SLVF).~~

- ~~[1]—Refer to the Sebago Lake Village District Regulating Plan for the location of SLVD street frontage types to determine permitted uses.~~
- ~~[2]—Nonconforming uses and structures existing as of the date of adoption of the Sebago Lake~~

Village District are subject to standards of Article V (Nonconforming Uses). When site plan review is triggered by a proposed change in use and/or structure, the use and/or structure shall comply with applicable SLVD street frontage type standards to the greatest extent practicable as determined by the Planning Board.

- [3]—Planning Board review is required for new construction, expansion, reconstruction and subdivision, but only Code Enforcement Officer approval is required for subsequent changes in use in existing structures that meet all of the following:
 - [a]—Do not increase anticipated traffic volumes by more than 10%;
 - [b]—Do not change vehicular traffic patterns;
 - [c]—Do not increase parking requirements by more than 10%;
 - [d]—Do not change the exterior visual appearance of buildings and continue to meet the applicable street frontage type standards; and
 - [e]—That are allowed uses in the applicable SLVD street frontage type.

- [4]—Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:
 - [a]—Accessory dwelling unit.
 - [b]—Accessory uses and buildings.
 - [c]—Agriculture.
 - [d]—Dwelling, single-family.
 - [e]—Dwelling, two-family.
 - [f]—Home occupation Level 1.
 - [g]—Home occupation Level 2.
 - [h]—Home occupation Level 3.
 - [i]—Home retail sales.
 - [j]—Outdoor display and sales.
 - [k]—Solar energy system, roof-mounted.
 - [l]—Solar energy system, small-scale.
 - [m]—Tradesman.
 - [n]—Yard or garage sale.

- [5]—Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:
 - [a]—Adult day care.
 - [b]—Art center.
 - [c]—Art center – indoor.
 - [d]—Art gallery/museum.
 - [e]—Bed and breakfast.
 - [f]—Business professional building.
 - [g]—Church.
 - [h]—Convenience store.
 - [i]—Collision repair garage.
 - [j]—Day-care center.
 - [k]—Day-care home.
 - [l]—Dwelling, multi-family.
 - [m]—Dwelling, three or four-family.
 - [n]—Elderly housing.

- ~~{o}—Fueling station.~~
- ~~{p}—Home care services.~~
- ~~{q}—Inns.~~
- ~~{r}—Manufacturing, light.~~
- ~~{s}—Mechanical repair garage.~~
- ~~{t}—Municipal uses.~~
- ~~{u}—Public utility.~~
- ~~{v}—Residential care facility.~~
- ~~{w}—Restaurant (includes outdoor dining).~~
- ~~{x}—Restaurant with drive through (drive-through facility allowed only behind the building).~~
- ~~{y}—Retail businesses (drive-through facility allowed only behind the building).~~
- ~~{z}—School.~~
- ~~{aa}—Veterinary clinic.~~

~~{g}—SLVD streetscape standards (SLVF).~~

~~{1}—Sidewalks and paths:~~

- ~~{a}—Brick, brick pavers, concrete and/or bituminous concrete (pervious/ porous materials encouraged; fly ash concrete encouraged).~~
- ~~{b}—Stone dust or similar surface for paths.~~

~~{2}—Lighting:~~

- ~~{a}—Light emitting diodes (LEDs) encouraged.~~
- ~~{b}—Full cutoff fixtures required.~~
- ~~{c}—Pedestrian scaled lighting 30 feet on center or SLVD street scaled lighting a maximum of 90 feet on center staggered along both sides of the SLVD street.~~

~~{3}—SLVD street trees: Salt and urban tolerant. Three inch minimum caliper. Thirty feet on center. Tree trunk shall be a minimum of three feet from curbline or edge of shoulder.~~

~~{4}—Signage:~~

- ~~{a}—Building mounted in signable area: maximum 32 square feet.~~
- ~~{b}—Building mounted by entrances serving second floor: maximum four square feet, including all tenants.~~
- ~~{c}—Projecting: minimum eight foot clearance; maximum six square feet.~~
- ~~{d}—Pole or ground mounted: maximum 32 square feet and maximum height of eight feet.~~
- ~~{e}—No signs permitted above second story floor, including signs in windows.~~
- ~~{f}—Only externally lit signs are permitted with the use of light emitting diodes (LEDs) encouraged.~~
- ~~{g}—Cutoff light fixtures required.~~
- ~~{h}—Wood, composite, or metal materials only.~~
- ~~{i}—Neon signs not permitted.~~

~~{5}—Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~{3}{2} SLV Gateway (SLVG) standards.~~

• • •

~~(c)~~—SLVCD street space standards (SLVG).

| Location (width distances) | |
|---|--------------------------------|
| Travel lanes | 12 feet (two lanes) |
| Paved shoulder | 5 feet (both sides) |
| Sidewalk or path required along Chadbourne Road | 6 feet (both sides) |

~~(d)~~(c) Lot width and block length.

| | |
|--------------|--|
| Lot width | No minimum |
| Block length | No minimum or maximum 250 feet- minimum to 450 feet maximum |

~~(e)~~(d) Supplemental Planning Board review triggers SLVG.

• • •

~~(f)~~(e) Sebago Lake Village Gateway (SLVG) allowed land uses and permit requirements (SLVG).

• • •

- [3] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only;

• • •

- ~~[d]~~ Dwelling, ~~one-unit~~single-family.
- ~~[e]~~ Dwelling, two- or three-familyunit.
- ~~[f]~~ Dwelling, four family
- ~~[g]~~ Forestry management
- ~~{f}~~~~[h]~~ Home occupation Level 1.
- ~~{g}~~~~[i]~~ Home occupation Level 2.
- ~~{h}~~~~[j]~~ Home occupation Level 3.
- ~~{i}~~~~[k]~~ Home retail sales.
- ~~{j}~~ Outdoor display and sales.
- ~~{k}~~~~[l]~~ Solar energy system, roof-mounted.
- ~~{l}~~~~[m]~~ Solar energy system, small-scale.
- ~~[n]~~ Timber Harvesting.
- ~~{m}~~~~[o]~~ Tradesman.
- ~~{n}~~~~[p]~~ Yard or garage sale.

- [4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

- ~~[c]~~ Art center – indoor.
- ~~{d}~~~~[c]~~ Art gallery/museum.

- ~~{e}[d]~~ Bed-and-breakfast.
- ~~{f}[e]~~ Business professional building.
- ~~{g}[f]~~ Church.
- [g] Commercial Recreation.
- [h] Convenience Store
- ~~{h}[i]~~ Day-care center.
- ~~{i}[j]~~ Day-care home.
- ~~{j}[k]~~ Dwelling, multi-family.
- ~~{k}~~ Dwelling, three or four family.

• • •

- [o] Health Care Services
- ~~{o}[p]~~ Home care services.
- ~~{p}[q]~~ Inns.
- [r] Outdoor recreation.
- ~~{q}~~ Manufacturing, light.
- ~~{r}[s]~~ Municipal uses.
- [t] Private Clubs
- ~~{s}[u]~~ Public utility.
- [v] Research facilities.
- ~~{t}[w]~~ Residential care facility.
- ~~{u}[x]~~ Restaurant (includes outdoor dining).
- ~~{v}[y]~~ Retail businesses with less than 2,000 square feet and no drive through service.
- ~~{w}[z]~~ School.
- ~~{x}[aa]~~ Veterinary clinic.
- ~~{y}[bb]~~ Village housing.

[5] Permitted uses requiring special exception review shall be as follows. Such uses shall require Board of Appeals approval, in accordance standards set forth in this Part 1. Such uses shall also require site plan or subdivision approval from the Planning Board in accordance with is § 181-7.1 and Part 2 and Part 3 of this chapter:

- [a] Manufacturing, light.
- [b] Social event center.

(d) SLVD streetscape standards (SLVG).

- [1] Sidewalks and paths:
 - [a] Sidewalk or path required on both sides of Chadbourne Road.

• • •

~~[3]—SLVD street trees: Salt and urban tolerant. Three-inch minimum caliper. Thirty feet on-center. Tree trunk shall be a minimum of three feet from curblineline or edge of shoulder.~~

~~[4]—Signage:~~

- ~~[a]—Building-mounted in signable area: maximum 32 square feet.~~
- ~~[b]—Building-mounted by entrances serving second floor: maximum four square feet, including all tenants.~~
- ~~[c]—Projecting: minimum eight foot clearance; maximum six square feet.~~
- ~~[d]—Pole or ground-mounted: maximum 32 square feet and maximum height of eight-~~

feet.

- ~~[e] No signs permitted above second story floor, including signs in windows.~~
- ~~[f] Only externally lit signs are permitted with the use of light emitting diodes (LEDs) encouraged.~~
- ~~[g] Cutoff light fixtures required.~~
- ~~[h] Wood, composite, or metal materials only.~~
- ~~[i] Neon signs not permitted.~~

~~[5] Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~(4) SLV Residential Connector (SLVRC) standards.~~

- ~~(a) No maximum building footprint.~~
- ~~(b) Parking drives must be a maximum of 12 feet in width or as required by the Standish Fire Department.~~
- ~~(c) SLVRC street space standards (SLVRC).~~

| Location (width distances) | | |
|----------------------------|---------------------|---|
| Roadway | 16 feet | B |
| Paved bike lanes | 5 feet (both sides) | M |
| Grass shoulder | 5 feet (both sides) | I |
| Rain garden | Varies (one side) | K |

~~(d) Lot width and block length.~~

| | |
|--------------|--|
| Lot width | 120 feet minimum |
| Block length | 400 feet minimum to 1,200 feet maximum |

~~(e) SLVD Residential Connector allowed land uses and permit requirements (SLVRC).~~

- ~~[1] Refer to the Sebago Lake Village District Regulating Plan for the location of SLVD street frontage types to determine permitted uses.~~
- ~~[2] Uses not listed are not permitted. Nonconforming uses existing as of the date of adoption of the Sebago Lake Village District are subject to standards of Article V (Nonconforming Uses). When site plan review is triggered by a proposed change in use and/or structure, the use and/or structure shall comply with applicable SLVD street frontage type standards to the greatest extent practicable as determined by the Planning Board.~~
- ~~[3] Planning Board review is required for new construction, expansion, reconstruction and subdivision, but only Code Enforcement Officer approval is required for subsequent uses in existing structures that meet all of the following:

 - ~~[a] Do not increase anticipated traffic volumes by more than 10%;~~
 - ~~[b] Do not change vehicular traffic patterns;~~
 - ~~[c] Do not increase parking requirements by more than 10%;~~~~

- ~~{d}—Do not change the exterior visual appearance and continues to meet the applicable SLVD street frontage type standards; and~~
- ~~{e}—That are allowed uses in the applicable SLVD street frontage type.~~

~~[4]—Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:~~

- ~~{a}—Accessory dwelling units.~~
- ~~{b}—Accessory uses and buildings.~~
- ~~{c}—Agriculture.~~
- ~~{d}—Dwelling, single-family.~~
- ~~{e}—Dwelling, two-family.~~
- ~~{f}—Home occupation Level 1.~~
- ~~{g}—Home occupation Level 2.~~
- ~~{h}—Home occupation Level 3.~~
- ~~{i}—Home retail sales.~~
- ~~{j}—Outdoor display and sales.~~
- ~~{k}—Solar energy system, roof-mounted.~~
- ~~{l}—Solar energy system, small-scale.~~
- ~~{m}—Tradesman.~~
- ~~{n}—Yard or garage sale.~~

~~[5]—Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:~~

- ~~{a}—Bed and breakfast.~~
- ~~{b}—Business and professional offices in a mixed-use building.~~
- ~~{c}—Conservation subdivision/development.~~
- ~~{d}—Day-care home.~~
- ~~{e}—Dwelling, multi-family.~~
- ~~{f}—Dwelling, three or four family.~~
- ~~{g}—Elderly housing.~~
- ~~{h}—Municipal uses.~~
- ~~{i}—Public utility.~~
- ~~{j}—Residential care facility.~~
- ~~{k}—Village housing.~~

~~(f)—SLVD streetscape, building and buffering standards (SLVRC).~~

~~[1]—Sidewalks and curbs:~~

- ~~{a}—Asphalt, brick, brick paver or concrete sidewalks (pervious/porous material encouraged; fly ash concrete encouraged).~~
- ~~{b}—Granite curbing at radius of intersection required.~~

~~[2]—Lighting:~~

- ~~{a}—Light emitting diodes (LEDs) encouraged.~~
- ~~{b}—Full cutoff fixtures required.~~
- ~~{c}—SLVD street scaled lighting required at intersections.~~
- ~~{d}—Pedestrian lighting (optional) 30 feet to 50 feet on center.~~

~~[3]—SLVD street trees: Salt and urban tolerant. Three-inch minimum caliper, 30 feet to 50 feet on center. Plant in grass shoulder. Three feet clear of curbline or edge of shoulder.~~

- ~~[4] Buffering:

 - ~~[a] On-site parking for nonresidential uses shall be buffered with plantings and fencing to minimize visual impacts and glare from headlights.~~
 - ~~[b] Waste storage for all shall not be visible from the SCD street and buffered from abutters.~~~~
- ~~[5] Signage (property cannot have both post-mounted and projecting signage):

 - ~~[a] Single post-mounted: maximum six square feet; bottom of sign no lower than six feet and top no higher than eight feet.~~
 - ~~[b] Building-mounted by entrances serving second floor: maximum four square feet, including all tenants.~~
 - ~~[c] Projecting: maximum six square feet.~~
 - ~~[d] No signs permitted above second-story floor, including signs in windows.~~
 - ~~[e] No internally or externally lit signs allowed.~~
 - ~~[f] Wood, composite, or metal materials only.~~~~
- ~~[6] Low-impact development standards: Utilize as feasible as defined in § 181-7.1A.~~
- ~~[7] Green building design standards: Best management practices for energy efficiency and low-impact development are encouraged. Use of LEED design standards as established by the United States Green Building Council or similar organizations is encouraged.~~

~~(5)(3)~~ SLV Residential (SLVR) standards.

• • •

(c) SLVR street space standards (SLVR).

| Location (width distances) | | |
|----------------------------|-----------------------|---|
| Roadway | 16 20 feet | B |
| Grass shoulder | 5 feet (both sides) | † |
| Rain garden | Varies (both sides) | K |

• • •

(e) SLV Residential allowed land uses and permit requirements (SLVR).

• • •

[4] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

• • •

- ~~[d] Dwelling, one-unit single-family.~~
- ~~[e] Dwelling, two- or three-family unit.~~
- ~~[f] Dwelling, four family~~
- ~~[g] Forestry management~~
- ~~[h] Home occupation Level 1.~~
- ~~[i] Home occupation Level 2.~~

- ~~{h}[j]~~ Home occupation Level 3.
- ~~{i}[k]~~ Home retail sales.
- ~~{j}~~ Outdoor display and sales.
- ~~{k}[l]~~ Solar energy system, roof-mounted.
- ~~{l}[m]~~ Solar energy system, small-scale.
- ~~{n}~~ Timber Harvesting.
- ~~{m}[o]~~ Tradesman.
- ~~{n}[p]~~ Yard or garage sale.

[5] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

- ~~{a}~~ Business and professional offices on the upper floors of a mixed-use building.
- ~~{b}~~ Conservation subdivision/development.
- ~~{c}[a]~~ Day-care home.
- ~~{d}[b]~~ Dwelling, multi-family.
- ~~{e}~~ Dwelling, three or four family.
- ~~{f}[c]~~ Elderly housing.
- ~~{g}[d]~~ Municipal uses.
- ~~{e}~~ Outdoor recreation, limited.
- ~~{h}[f]~~ Public utility.
- ~~{i}[g]~~ Village housing.

(f) SLVD streetscape, building and buffering standards (SLVR).

• • •

[2] Lighting:

- ~~{d}~~ Pedestrian lighting (optional) 30 feet to 50 feet on-center.

~~{3}~~ SLVD street trees: Salt and urban tolerant. Three-inch minimum caliper, 30 feet to 50 feet on-center. Plant in grass shoulder. Three feet clear of curblines or edge of shoulder.

~~{4}[3]~~ Buffering:

• • •

~~{4}~~ Signage (property cannot have both post-mounted and projecting signage):

- a. Single post-mounted: maximum six square feet; bottom of sign no lower than six feet and top no higher than eight feet.
- b. Building mounted by entrances serving second floor; maximum four square feet, including all tenants.
- c. Projecting: maximum six square feet.
- d. No signs permitted above second-story floor, including signs in windows.
- e. No internally or externally lit signs allowed.
- f. Wood, composite, or metal materials only.

~~{5}~~ Low-impact development standards: Utilize as feasible as defined in § 181-7.1A.

~~{6}~~ Green building design standards: Best management practices for energy efficiency and low-impact development are encouraged. Use of LEED design standards as established by the United States Green Building Council or similar organizations is encouraged.

(5) SLV Lake Access (SLVLA) standards.

• • •

(b) SLVLA street space (SLVLA).

| Location (width distances) | | |
|----------------------------|--------------------------------|---|
| Roadway | 25 feet | B |
| Trailer parking | 20-30 feet (at least one side) | E |

• • •

(e) SLVD streetscape, building and buffering standards (SLVLA).

• • •

~~[5] Signage (property cannot have both post-mounted and projecting signage):~~

- ~~a. Single post-mounted: maximum six square feet; bottom of sign no lower than six feet and top no higher than eight feet.~~
- ~~b. No internally or externally lit signs allowed.~~
- ~~c. Wood, composite, or metal materials only.~~

~~[6] Low impact development standards: Utilize as feasible as defined in § 181-7.1A.~~

~~[7] Green building design standards: Best management practices for energy efficiency and low-impact development are encouraged. Use of LEED design standards as established by the United States Green Building Council or similar organizations is encouraged.~~

(6) SLV Business (SLVB) standards.

• • •

(f) Sebago Lake Village Business (SLVB) allowed land uses and permit requirements (SLVB).

• • •

[4] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only;

• • •

- ~~[d] Dwelling, one unit single-family.~~
- ~~[e] Dwelling, two- or three-family unit.~~
- ~~[f] Dwelling, four family~~
- ~~[g] Forestry management~~
- ~~[h] Home occupation Level 1.~~
- ~~[i] Home occupation Level 2.~~
- ~~[j] Home occupation Level 3.~~
- ~~[k] Home retail sales.~~

- ~~{j}~~ Outdoor display and sales.
- ~~{k}~~{l} Solar energy system, roof-mounted.
- ~~{m}~~{m} Solar energy system, small-scale.
- {n} Timber Harvesting.
- ~~{m}~~{o} Tradesman.
- ~~{n}~~{p} Yard or garage sale.

[5] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

- ~~{c}~~ Art center—indoor.
- ~~{d}~~{c} Art gallery/museum.
- ~~{e}~~{d} Bed-and-breakfast.
- ~~{f}~~{e} Boatyard.
- ~~{g}~~{f} Business professional building.
- {g} Commercial recreation.

• • •

- ~~{n}~~ Dwelling, three- or four-family.
- ~~{o}~~{n} Elderly housing.
- ~~{p}~~{o} Flea market.
- ~~{q}~~{p} Greenhouses.
- ~~{r}~~{q} Health care facility.
- ~~{s}~~{r} Home care services.
- ~~{t}~~{s} Hotel.
- ~~{u}~~ Indoor amusements and recreation.
- ~~{v}~~{t} Inn.
- ~~{w}~~{u} Manufacturing, light.
- ~~{x}~~{v} Municipal uses.
- ~~{y}~~{w} Outdoor recreation limited.
- ~~{z}~~{x} Private clubs.
- ~~{aa}~~{y} Public utility.
- ~~{bb}~~{z} Research facilities.
- ~~{cc}~~{aa} Residential care facility.
- ~~{dd}~~{bb} Restaurant (includes outdoor dining).
- ~~{ee}~~{cc} Retail businesses.
- ~~{ff}~~{dd} School.
- ~~{gg}~~{ee} Social event centers.
- ~~{hh}~~{ff} Veterinary clinic.
- ~~{ii}~~{gg} Village housing.
- ~~{jj}~~{hh} Warehouse.

(g) SLVD streetscape standards (SLVB).

• • •

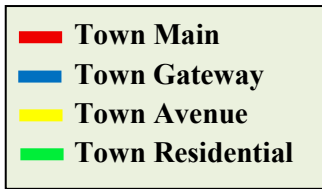
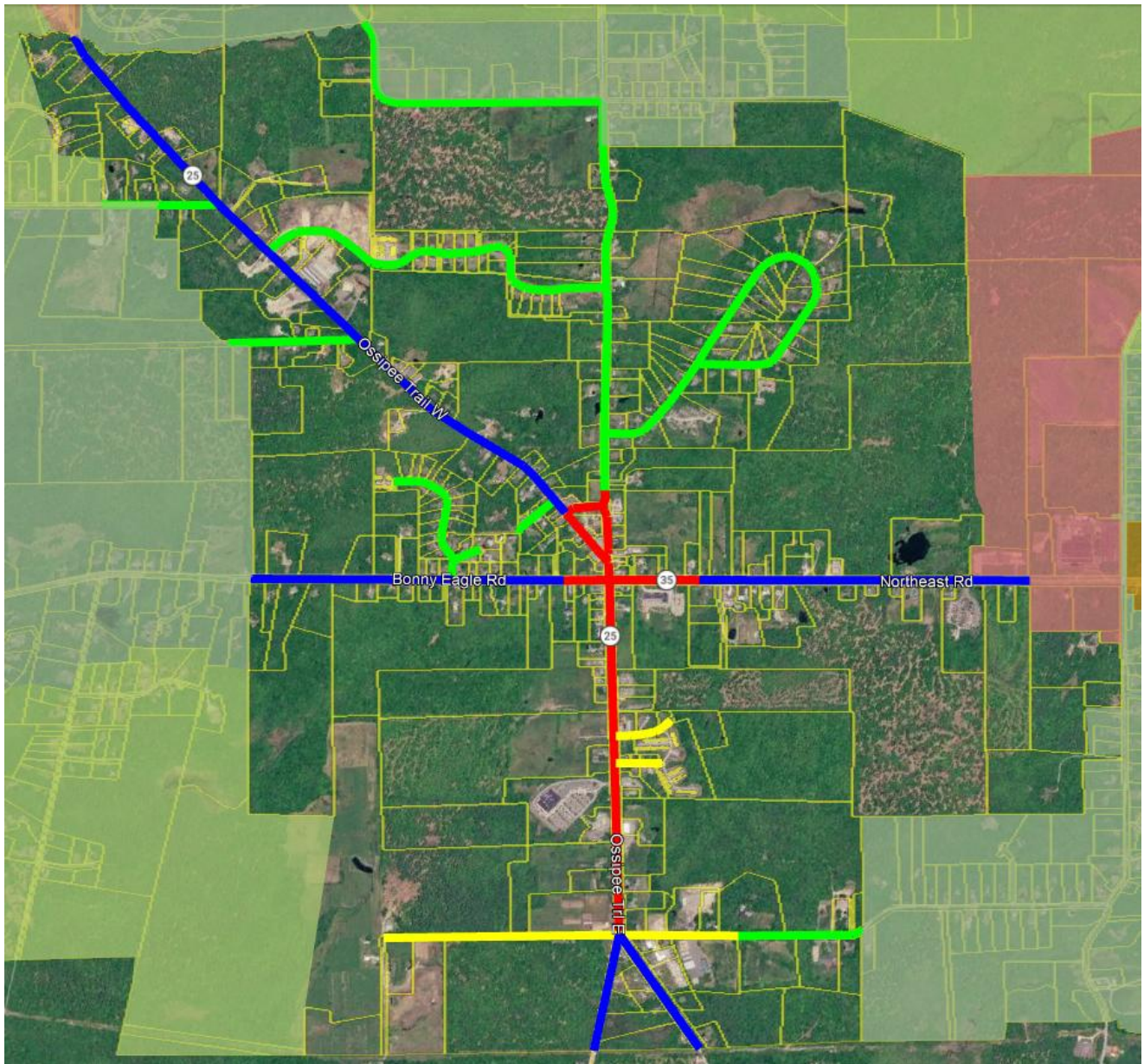
- ~~{4}~~ Signage:
 - ~~{a}~~ Building-mounted in signable area: maximum 32 square feet.
 - ~~{b}~~ Building-mounted by entrances serving second floor: maximum four square feet, including all tenants.

- ~~{c} Projecting: minimum eight foot clearance; maximum six square feet.~~
 - ~~{d} Pole or ground mounted: maximum 32 square feet and maximum height of eight feet.~~
 - ~~{e} No signs permitted in windows above second story floor.~~
 - ~~{f} Only externally lit signs are permitted with the use of light emitting diodes (LEDs) encouraged.~~
 - ~~{g} Cutoff light fixtures required.~~
 - ~~{h} Wood, composite, or metal materials only.~~
 - ~~{i} Neon signs not permitted.~~
- ~~[5] Buffering of non residential uses. Where a property in non residential use shares a property line with a property in residential use, the shared lot line shall have landscaping or fencing sufficient to screen the residential use.~~
- ~~[6] Low impact development standards. Utilize as feasible as defined in § 181 7.1A.~~

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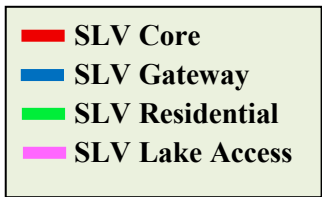
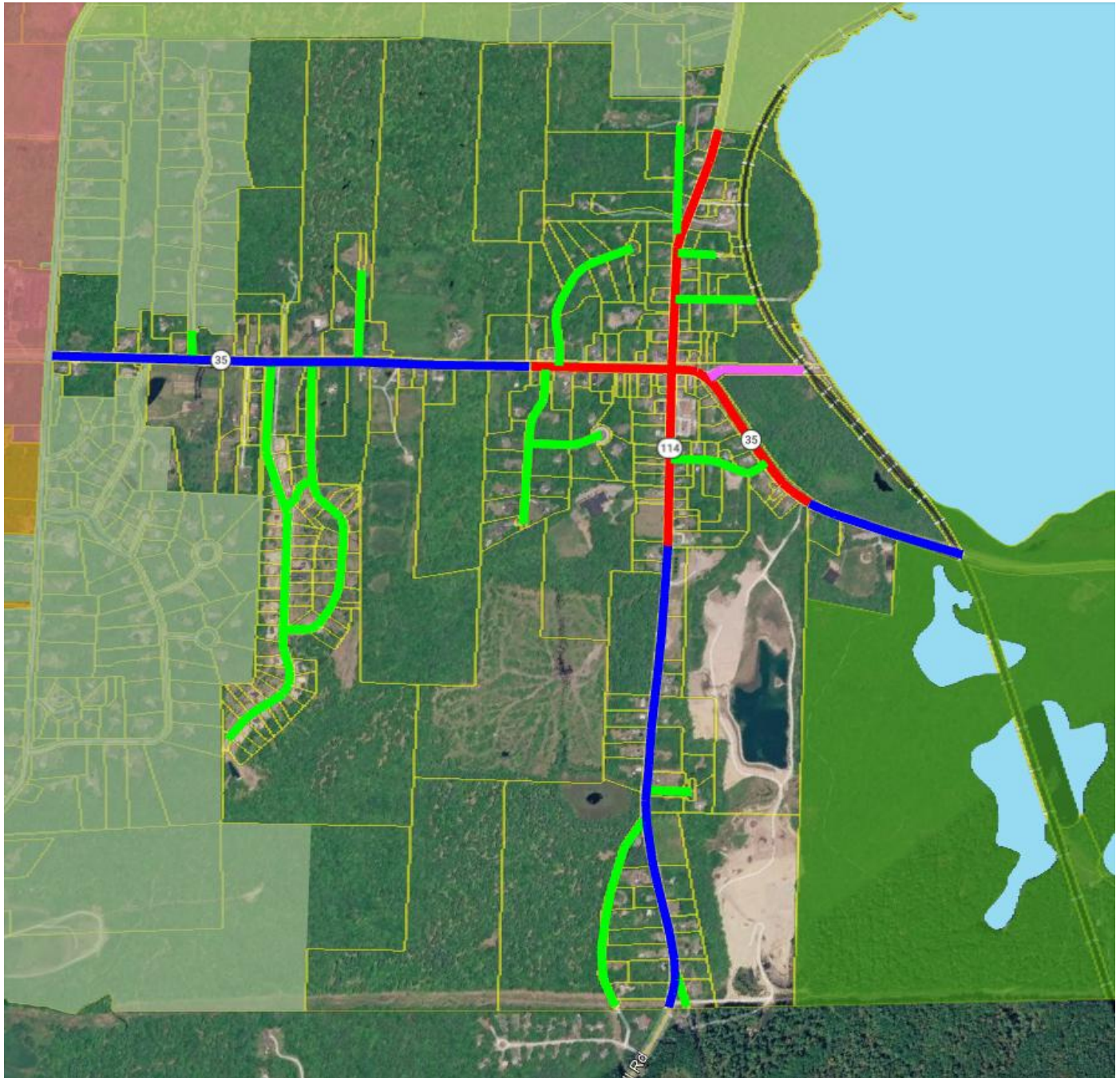
Repeal and Replace Chapter 181 Attachment 2 and 3 as follows:

Chapter 181 Attachment 2
Town of Standish
Standish Corner District Regulating Plan



Chapter 181 Attachment 3

Town of Standish
Sebago Lake Village District Regulating Plan



APPROVED _____ DISAPPROVED _____

ROLL CALL YEA NAY ABSTAIN

GARDNER _____
CHRISTY _____
DEAKIN _____
POMERLEAU _____
STRUEBING _____
THOMAS _____
WATSON _____

CLERK/SECRETARY _____

TOWN COUNCIL CHAIR _____