

Extracted from the Agenda of the Sanford City Council Meeting held on Tuesday, August 16, 2016. Council Order #: 16-106.04

16-106.04 The City Council of the City of Sanford hereby ordains amendments to Chapter 280: Articles I – IX and 280 Attachment 1A & 1B Table of Land Use.

- integrating the various ordinance amendments¹ the City Council adopted over the last several years into Chapter 280, including the recently adopted amendments for medical marijuana production;
- repealing Chapter 272 and reintegrate site plan review into Chapter 280;
- revising submission requirements and processes to reflect current practices;

- and
- changed references to design guidelines to design standards, no change in zone
- Other amendments for compliance and updates

1 Implementation of Land Stewardship Zoning Plan (Urban Zone) Amendments to Chapter 272-1- 4C, Chapter 272-1-7, Chapter 280, Adopted 12-17-2013 Council Order #13-205.05 (effective 2-1- 2014); Implementation of Land Stewardship Zoning Plan (Urban Zone) Attachment 1A and 1B Adopted 5-20-2014 Council Order # 14-61.08

Chapter 280. Zoning

[HISTORY: Adopted by the City of Sanford 11-21-1995; as amended through 11-18-2003. Subsequent amendments noted where applicable.]
[Amended 1-18-2005; 3-21-2006; 12-19-2006; 3-6-2007; 1-15-2008; 2-5-2008; 8-5-2008; 6-3-2008; 11-25-2008; 7-6-2010; 7-20-2010; 8-24-2010; 5-3-2011; 4-3-2012; 5-1-2012; 7-19-2016]

GENERAL REFERENCES

Zoning Board of Appeals – See Ch. 8.

Airport – See Ch. 70.

Building construction and fire prevention – See Ch. 90.

Floodplain management – See Ch. 65.

Shoreland zoning – See Ch. 270.

Subdivision of land – See Ch. 275.

280a Table of Land Uses

280b Building Permit Fee Schedule

Attachment 3-CONTRACT ZONING AGREEMENT

Article I. Title, Purpose and Applicability

§ 280-1-1. Title.

This chapter shall be known as the "Zoning Ordinance of the City of Sanford."

§ 280-1-2. Purpose.

The purpose of this chapter, made in accordance with the Comprehensive Plan, is to decrease congestion in the streets; to secure safety from fire and other dangers; to provide adequate provision of transportation, sewerage, schools, parks, and other community facilities and utilities; and to promote the health, safety, and general welfare. This chapter is made with reasonable consideration, among other things, of the character of each district and its peculiar suitability for particular uses and with a view to conserving and stabilizing the value of property and encouraging the most appropriate use of land throughout the community.

§ 280-1-3. Applicability.

No building or structure shall be erected, structurally altered, enlarged, moved, or used and no land shall be used unless in conformity with the regulations of this chapter.

Article II. Definitions

§ 280-2-1. Word usage.

All words not defined herein shall carry their customary and usual meanings. Words used in the present tense shall include the future. Words used in the singular shall include the plural. The words shall and will shall be used interchangeably. References to the City, specific departments or department heads including as example only the Fire Department, Planning Department, Public Works Director; districts including by example only the Water or Sewerage District; locations including by way of example only City Hall, downtown; maps, plans, documents, or codes including by example only Assessor's Map, Comprehensive Plan, Code of Ordinances; and organizations including by way of example only the Historical Society shall mean those departments, department heads or their designees, districts,

locations, maps, plans, documents, codes, and organizations which are part of City government or are located in and provide services to the City.

§ 280-2-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ABATTOIR A slaughterhouse, including the wholesale and retail sale of meat processed on the premises, and containing less than five-thousand (5,000) square feet of gross floor area.

ABUTTING PROPERTY Any lot which is physically contiguous with the subject lot even if only at a point and any lot which is located directly across a street or right-of-way from the subject lot such that the extension of the side lot lines of the subject lot would touch or enclose the abutting property.

ACCESSORY APARTMENT An apartment created by converting part of an existing single-family detached dwelling into a separate dwelling unit which is accessory to the single-family use. The accessory apartment shall conform to all of the following standards:

1. The accessory apartment shall not have a separate, identifiable front entrance.
2. The accessory apartment shall not alter the single-family character of the structure.
3. The principal unit in the structure shall be occupied by the owner, and the owner shall file a declaration indicating that only one unit will ever be rented.
4. Continued occupancy of the accessory apartment upon sale or transfer of the property shall be conditioned upon the new owner agreeing to the owner occupancy requirement.

ACCESSORY BUILDING A detached, subordinate building the use of which is clearly incidental and related to that of the principal building or use of the land and which is located on the same lot as that of the principal building or use.

ACCESSORY STRUCTURE OR USE A use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.

ADULT BUSINESS ESTABLISHMENT

1. Any business, regardless of its category of use, a substantial or significant portion of which involves providing goods or services which appeal to prurient interests or which display, depict, simulate or describe the following:
 - 1.1 Activities involving the human genitals in a state of sexual stimulation or arousal;
 - 1.2 Acts of human masturbation, sexual intercourse, or sodomy;
 - 1.3 Activities involving the fondling or other erotic touching of human genitals, the pubic region, buttocks, or female breasts; or
 - 1.4 Activities involving the live display of female breasts and/or male or female genitals.
2. Adult business establishments include, but are not limited to, the following types of uses:
 - 2.1 Stores that sell sexual devices or films or rent films for viewing on the premises that involve or depict any of the activities listed above.

2.2 Theaters or cabarets that feature movies that depict any of the activities listed above or entertainers, such as topless dancers, strippers, male or female impersonators, or erotic dancers, who exhibit or perform any of the activities listed above.

2.3 Relaxation spas that provide unlicensed massage services.

AGGRIEVED PARTY An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this chapter; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance.

AIRPORT The Sanford Seacoast Regional Airport. *[Amended 5-1-2012]*

AIRPORT MASTER PLAN The final report of the Sanford Municipal Airport Master Plan Update, dated December 1987, or any subsequent updated plan which has been accepted by vote of the municipal officers.

ALTERNATIVE COMMUNICATION TOWER Mounting structures for telecommunications antennas, such as, but not limited to, clock towers, bell steeples, utility and light poles, stacks, water towers, and rooftop mechanical facilities, that conceal the presence of the communications antenna from view from public streets and adjacent properties and which are used primarily for purposes other than to support an antenna.

AMUSEMENTS A park or business operated by an entity other than a unit of government, with a predominance of outdoor games and activities for entertainment, including but not limited to motorized rides, water slides, miniature golf, batting cages, and the like.

ANIMAL HUSBANDRY The commercial breeding and raising of livestock, including the keeping of horses and similar animals. Animal husbandry does not include a kennel, which is defined separately, nor the keeping of pigs, chickens, or fowl for commercial purposes.

ANTIQUÉ STORE An establishment, attached to or located on a single-family home parcel, engaged in retailing antiques, except motor vehicles such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes. An antique, for the purpose of this chapter, shall be a work of art, piece of furniture, decorative object or the like, of or belonging to the past, and at least thirty (30) years old. *[Added 7-20-2010]*

APPLICANT The person applying for a permit or other approval required under this chapter.

AQUACULTURE The commercial raising of fish or seafood in pens, tanks, or other artificial environments.

AQUIFER A geologic unit consisting of rock, gravel, sand, silt, or clay which stores and yields significant quantities of groundwater to wells, springs, and streams.

ARCHERY RANGE A facility, whether indoors or outdoors, for bow and arrow shooting in a controlled and supervised environment.

ARTERIAL A public street or road identified in the Comprehensive Plan as an arterial roadway, including Route 202, Route 109 from the Oak Street/Bridge Street intersection in Springvale to the Wells town line, Route 4, Route 11A and Route 224 and other roads that are major elements of the highway network, including Route 99.

AVERAGE DAILY TRAFFIC (ADT) The average number of vehicles per day that enter and exit the premises or travel over a specific section of road.

BUFFER AREA A part of a property or an entire property which is specifically intended to screen and/or separate and thus minimize the effects of land use activity on adjoining uses, water bodies, and/or wildlife, including but not limited to, noise, dust, visibility, glare, on adjacent areas.

BENEFICIATION The process whereby the extracted material is reduced to particles which can be separated into mineral and waste, the former suitable for further processing or direct use. These activities are primarily mechanical, such as grinding, washing, magnetic separation, and centrifugal separation.

[Added 7-20-2010]

BUILDING Any permanent structure, having one (1) or more floors and a roof, that is used for the housing or enclosure of persons, animals or property. When any portion thereof is separated by a division wall without opening, then each such portion shall be deemed a separate building.

BUSINESS OFFICE A place of business where activities such as general management, bookkeeping, accounting, telephone sales, and telecommunications take place but where no consumer retail services are performed. This shall include businesses involved in real estate sales and management, insurance sales, and similar activities not involving the sale of physical products on the premises.

BUSINESS SERVICE An activity that supplies a direct service to businesses, including, by way of example, advertising, credit reporting and collection, mailing and reproduction, care of buildings, personnel supply, computer and data processing, market research, and management and public relations.

CAMPGROUND Any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including but not limited to tents, recreational vehicles, or other shelters.

CHILD-CARE PROVIDER A person or facility that has received a certificate from the Department of Health and Human Services. There are three (3) classes of child-care providers: *[Added-6-3-2008]*

1. **FAMILY CHILD CARE** An owner-occupied residence licensed with the State of Maine that provides care and instruction for fewer than thirteen (13) children. For the purposes of local review, this class is further divided into:

1.1 **Family child care**, by right accessory use: an owner-occupied residence licensed with the State of Maine that provides care and instruction for fewer than nine (9) children;

1.2 **Family child care**, permitted as a conditional use with Planning Board review: an owner-occupied residence licensed with the State of Maine that provides care and instruction for between nine (9) and (twelve) 12 children.

2. **SMALL FACILITY** A facility licensed by the State of Maine that provides care and instruction for fewer than thirteen (13) children where the licensed provider does not live on the premises. This use is permitted with site plan review in all zones except the Single Family Residential.

3. **CHILD-CARE CENTER** A facility licensed by the State of Maine that provides care and instruction for thirteen (13) and more children. The use is permitted with site plan review and approval as a principal conditional use in any zone except Single Family Residential, Rural Residential and Rural Mixed Use.

CHURCH A place of worship, regardless of denomination.

CITY City of Sanford.

CITY ENGINEER Any registered professional engineer hired or retained by the City, either as staff or on a consulting basis.

CLUSTER DEVELOPMENT A subdivision meeting the requirements of § 280-15-4, in which the lot sizes are reduced below those normally required in the zoning district in which the development is located in return for the provision of permanent open space.

COLLECTOR A public street or road identified in the Comprehensive Plan as a collector roadway and not defined by this chapter as an arterial, including River Street, High Street, Route 109 from the Oak Street/Bridge Street intersection to the Shapleigh town line, Riverside Avenue, William Oscar Emery Drive, North Avenue, Grammar Road, New Dam Road, Pioneer Street, Rushton Street, Hanson Ridge Road, Brook Street, June Street, Grammar Street, School Street, Emery Street, Lenox Street, Twombly Road, Berwick Road, Jagger Mill Road and Old Mill Road. *[Amended 2-5-2008]*

COMMERCIAL AGRICULTURE An agricultural business that files a Schedule F as part of its federal income tax return that is involved in the cultivation of the soil, production of crops, and/or raising of livestock or a commercial greenhouse.

1. A commercial agricultural use may include the following activities:

1.1 Animal husbandry as defined in this chapter;

1.2 The processing of products raised or grown as part of the commercial agricultural use, including processing carried out pursuant to a home food manufacturing license issued by the Maine Department of Agriculture;

1.3 The sale of agricultural products raised or produced as part of the commercial agricultural use;

1.4 The sale of other foodstuffs, including processed food products such as jams, jellies, pickles, sauces or baked goods, not grown or produced as part of the commercial agricultural use; and

1.5 The sale of handmade handicrafts and similar homemade items produced on or off the premises.

2. The sale of products shall occur within an existing agricultural building, within a farm stand with a gross floor area of not more than two-thousand (2,000) square feet, or in an outside area immediately adjacent to the indoor sales space. Not more than thirty percent (30%) of the sales area shall be outside. The floor area devoted to the sale of processed foodstuffs and/or handicrafts not produced by the commercial agricultural use shall not exceed seventy-five percent (75%) of the total sales area.

COMMERCIAL PARKING FACILITIES Facilities for the parking of licensed motor vehicles for a fee or to serve another use that is not located on the same parcel.

COMMERCIAL SCHOOL A business which provides instruction or training in vocational, recreational, or athletic areas, including but not limited to business or computer institutes, martial arts studios, schools for dance, music, riding, gymnastics, photography, driving, craft schools and trade schools. *[Amended 5-3-2011]*

COMMERCIAL STREET Streets serving industrial or commercial uses.

COMMERCIAL OR INDUSTRIAL ZONE Commercial or industrial zone includes the Urban Zone, Industrial Business Zone, Industrial Reuse Zone, and the Airport Development Zone.

COMMON OPEN SPACE Land, not individually owned or within an individual lot, which is designed and intended for the common use or enjoyment of the residents of the development or the general public, it may include complementary structures and improvements typically used for maintenance and operation of the open space, such as for outdoor recreation.

CONSERVATION EASEMENT A nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic or open space values of real property, assuring its availability for agricultural, forest, recreational or open space use, protecting natural resources, or maintaining air or water quality.

CONTAMINATION OF PROCESSES OR PRODUCTS For purposes of this chapter, this term is defined in **Chapter 149: Licensing**. *[Added 7-19-2016]*

CONTAMINANT Any substance whose concentration in surface or ground water exceeds the background level or the current public health drinking water standards for Maine or standards for aquatic toxicity, whichever is more stringent.

CONTRACTOR A business that provides building construction or similar services on a contract basis at the client's site and in which all material or equipment storage at its place of business is contained within a building or other fully enclosed area.

CONVALESCENT, REST OR NURSING HOME A facility in which nursing care and medical services are performed under the general direction of persons licensed to provide medical care in the State of Maine for the accommodation of convalescent or other persons who are not in need of hospital care but who do require, on a twenty-four (24)-hour basis, nursing care and related medical services. A convalescent, rest home or nursing home is distinct from a boarding or congregate care facility, which is separately defined in this section.^[1]

CUL-DE-SAC A street with only one (1) outlet and having the other end for the reversal of traffic movement.

CURB CUT The opening along the curblines or street right-of-way line at which point vehicles may enter or leave the street.^[2]

DEBILITATING MEDICAL CONDITION As defined in Maine Medical Use of Marijuana State Administrative Rules. *[Added 7-19-2016]*

DENSITY The number of dwelling units per acre of land.

DIMENSIONAL REQUIREMENTS Numerical standards relating to spatial relationships, including but not limited to setback, lot area, frontage and height.

DIRECT WATERSHED OF A GREAT POND That portion of the watershed that drains directly to a great pond without first passing through an upstream great pond. For the purposes of these regulations, the watershed boundaries shall be as delineated in the Comprehensive Plan. Due to the scale of the map in the Comprehensive Plan, there may be small inaccuracies in the delineation of watershed boundary. Where there is a dispute as to the exact location of a watershed boundary, the Planning Board, or its designee, and the applicant shall conduct an on-site investigation to determine where the drainage divide lies. If the Planning Board and the applicant cannot agree on the location of the drainage divide based on the on-site investigation, the burden of proof shall lie with the applicant to provide information from a registered engineer showing where the drainage divide lies.

DISCHARGE The accidental or intentional injection, dumping, spilling, leaking, incinerating, or placing of hazardous materials upon or into any land or waters.

DRINKING PLACE A commercial establishment primarily for the sale or dispensing of liquor. It includes nightclubs, lounges, bottle clubs, and similar establishments.

DRIVE-UP WINDOW, DRIVE-UP or DRIVE-THROUGH A portion of a business or a structure which allows the distribution of products through an access point to serve clients in motor vehicles. *[Added 1-15-2008]*

DRIVEWAY A vehicular accessway serving two (2) or fewer dwelling units.

DWELLING, MULTIFAMILY A building used for residential occupancy by three (3) or more families, each living independently of the others in separate dwelling units.

DWELLING, SINGLE-FAMILY DETACHED A building used for residential occupancy by not more than one (1) family. The term shall include manufactured housing as defined in this section. Where an accessory apartment is allowed, it shall not be deemed to turn a single-family detached dwelling into a two-family dwelling.

DWELLING, TWO-FAMILY A building used for residential occupancy by two (2) families living independently of each other in separate dwelling units.

DWELLING UNIT A group of rooms within a dwelling designed and equipped as living quarters for a person or for a family, including provisions for living, sleeping, cooking, bathing, and eating.

EATING PLACE A place for the serving of prepared food and beverages to the public in which most of the food is consumed on the premises and there are no specially designated takeout or drive-through facilities.

EATING PLACE, DRIVE-THROUGH A place for the serving of prepared food and beverages to the public in which food may be obtained through the use of a drive-up/drive-through windows.

EATING PLACE, TAKEOUT A place for the serving of prepared food and beverages to the public in which food is offered to be taken from the premises or eaten in motor vehicles.

ENCLOSED, LOCKED FACILITY, AND ENCLOSED OUTDOOR AREA A closet, room, building, greenhouse, or other enclosed area that is equipped with locks or other security devices that permit access only by the individual authorized to grow, cultivate, process, store, and distribute marijuana in conformance with the Maine Medical Use of Marijuana Administrative Rules. *[Added 7-19-2016]*

ENLARGEMENT OR EXPANSION OF A STRUCTURE An increase of the building footprint and/or increase in the height of the structure beyond its present highest point (see definition of height for an explanation of how the highest point is determined). Alterations of existing buildings which are required in order to meet the requirements of the Americans with Disabilities Act (ADA) and/or the State Fire Code are not considered to be enlargements or expansions of the structures and are not required to meet otherwise applicable setback requirements, provided the alterations are the minimum necessary to satisfy the ADA and/or State Fire Code.

ENLARGEMENT OR EXPANSION OF USE Any intensification of use in time, volume, or function, whether or not resulting from an increase in the footprint, height, floor area, land area or cubic volume occupied by a particular use. Increases which are required in order to meet the requirements of the Americans with Disabilities Act and/or the State Fire Code are not considered to be enlargements or expansions of use. Also, please note that for a change of use, use is separately defined in this article.^[3]

ESSENTIAL SERVICES The following facilities, provided they serve primarily the City or a neighborhood or structure within the City: steam, fuel, gas, communication, internet, transportation, electric power, or water transmission or distribution lines and related equipment; telephone cables or lines, poles and related equipment; gas, oil, water, slurry or other similar pipelines; sewage lines or collection or supply systems; and associated storage tanks. Such systems may include poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants, and similar accessories but shall not include pumping stations or transmitter towers or buildings which are necessary for the furnishing of such services. See also the definitions of public utility and transmitter tower. Essential services shall not be subject to the space and bulk standards of this chapter.

EXCAVATING AND GENERAL CONTRACTOR A business that provides earth or site work or building construction services on a contract basis at the client's site and that stores construction equipment, heavy trucks, or building materials and supplies outside at its place of business.

EXISTING AGRICULTURAL BUILDING A building or structure currently used for agricultural purposes in conjunction with an agricultural use or which was formerly used for agricultural purposes and has not been converted to another use.

EXPANSION OF A STRUCTURE An increase in the floor area or volume of a structure, including all extensions, such as, but not limited to, attached decks, garages, porches and greenhouses.

FAMILY One (1) or more persons, including domestic employees, occupying a dwelling unit and living as a single, nonprofit housekeeping unit. A community living facility, defined as a state-licensed housing facility for eight (8) or fewer persons in need of and receiving social services, such as but not limited to mentally handicapped or developmentally disabled persons, living as a housekeeping unit shall also be considered to house a single family.

FINAL PLAN The final drawings on which the applicant's plan is presented to the Planning Board for approval and which, if approved, shall be recorded at the York County Registry of Deeds.

FINANCIAL INSTITUTION A business or nonprofit organization providing retail financial services, including but not limited to banks, credit unions, financial exchanges, and check cashing facilities.

FIREARMS RANGE A facility, whether indoors or outdoors, for the firing of handguns, rifles, or shotguns in a controlled and supervised environment.

FIRE CHIEF City of Sanford Fire Department's authority having jurisdiction, including his/her designee.
[Added 7-19-2016]

FLOOR AREA The sum of the horizontal areas of the floors of a structure enclosed by exterior walls.

FLOOR AREA RATIO Floor area ratio or FAR is the gross floor area of all buildings and structures on a lot divided by the total lot area.

FOR-PROFIT NONMOTORIZED OUTDOOR RECREATION Commercial facilities that provide recreational opportunities that do not involve motorized vehicles or amusements, such as tennis clubs, riding stables, and similar uses.

FOREST MANAGEMENT Timber cruising and other forest evaluation activities, management planning activities, insect and disease control, pruning and other stand improvement, regeneration of forest stands, and other similar associated activities, but not the construction of roads or timber harvesting.

FOUNDATION The supporting substructure of a building or other structure, including but not limited to basements, slabs, sills, posts, or frost walls.

FRESHWATER WETLAND Areas that are inundated or saturated by surface water or groundwater at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils and that are not part of a great pond, coastal wetland, river, stream or brook. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the above criteria.

FULLY ENCLOSED PLACE OF RECREATION A place enclosed by walls, roof, and floor, designed and equipped for the conduct of indoor sports, leisure time activities, and other customary and usual recreational activities, and operated by an entity other than a unit of government. These include, by way of example only, skating rinks, gymnasiums, bowling alleys, video arcades, and the like.

FUNERAL HOMES Buildings used for the preparation of the dead for burial or cremation, the storage of the dead prior to interment, and the display of the deceased, including ceremonies connected therewith before burial or cremation. Crematories shall not be included as part of a funeral home.

GREAT POND Any inland body of water that in a natural state has a surface area in excess of ten (10) acres, and any inland body of water artificially formed or increased which has a surface area in excess of thirty (30) acres. For the purposes of these regulations, no artificially formed or increased pond will be considered a great pond if it is completely surrounded by land held by a single owner.

GROUNDWATER All of the water found beneath the surface of the ground. For purposes of aquifer protection, this term refers to the subsurface water present in aquifers and recharge areas.

HAZARDOUS MATERIAL A product or waste or combination of substances that, because of quantity, concentration, or physical, chemical, or infectious characteristics, poses a substantial present or potential hazard to human health, safety, or welfare and the natural environment. This term applies to any materials or substances designated as hazardous by the United States Environmental Protection Agency and/or the Maine Department of Environmental Protection.

HEALTH SERVICE FACILITY An outpatient establishment furnishing medical services to humans, including the offices of physicians, dentists, and other health practitioners, clinics, medical laboratories, outpatient surgery, and blood banks.

HEIGHT OF BUILDING The vertical distance measured from the adjoining curb level to the highest point of ceiling of the top story in the case of a flat roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip, or gambrel roof; provided, however, that where buildings are set back from the street right-of-way line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

HIGH-WATER MARK That line that is apparent from visible markings, changes in the character of soils due to prolonged action of the water, or changes in vegetation that distinguish between predominantly aquatic and predominantly terrestrial land. In the case of wetlands adjacent to rivers, streams, brooks, or ponds, the normal high-water mark is the upland edge of the wetland and not the edge of the open water.

HOME BUSINESS A business which is operated by a member of a family occupying a single-family detached dwelling, which business use is accessory to the residential use, occupies not more than one-thousand (1,000) square feet of floor area in the dwelling and/or accessory buildings, and does not alter the residential character of the buildings or grounds.

HOME OCCUPATION An occupation conducted in a dwelling unit or accessory structure, provided that:

City Council Order # 16-106.04 Adopted 8-16-2016.

1. No person other than a member of the family residing on the premises shall be engaged in such occupation;
2. The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants;
3. There shall be no change in the outside appearance of the building or premises or any visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding six (6) square feet in area, nonilluminated and mounted flat against the wall of the residence;
4. No traffic shall be generated by such home occupation in greater volumes than would be expected in the neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
5. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the home occupation is conducted in a single-family detached dwelling, or outside the dwelling unit if conducted in any other form of dwelling. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage of the premises;
6. There shall be no stock-in-trade regularly maintained or any new commodity sold on the premises;
7. If the home occupation is proposed to be conducted within a residence which is not owned by the resident, the resident shall have the written consent of the property owner before commencing the home occupation; *[Added 7-19-2016]*
8. The home occupation shall undergo an initial inspection by the Code Enforcement Department and the Fire Chief to verify that the home occupation meets all applicable requirements of the City's building, electrical, fire, and other health safety and technical codes, including but not limited to **Chapters 90: Building Construction** and **128: Fire Prevention**. The applicant shall request an inspection with the Code Enforcement Department and the Fire Chief a minimum of twenty-four (24) hours in advance and shall not receive a Certificate of Occupancy until after the scheduled inspection. When an inspection is conducted for a use that is sensitive to contamination of its processes or products, as identified by the operator of the home occupation, the Code Enforcement Officer and/or Fire Chief shall follow the Protection from Contamination protocols described in **Chapter 149: Licensing**; and *[Added 7-19-2016]*
9. The following are specifically excluded as home occupations: convalescent or nursing home, tourist home, animal hospital, restaurant, doctors' and dentists' offices, small engine repair, and automotive tune-up.

HORSE SHOW An exhibition of horses that usually includes competition in riding, driving and jumping of horses. *[Added 3-6-2007]*

HOSPITAL An institution providing health services and medical or surgical care of the sick or injured, including, as an integral part of the institution, such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

HYDRAULIC TRAVEL TIME The amount of time it takes for a leachable material to travel through subsurface material from one (1) point to another.

INCIDENTAL WASTE Items which are not permitted to be accepted at material re-use facilities but which incidentally or accidentally appear in loads of otherwise acceptable materials received by the facilities. The handling of these materials will be addressed in the operations manual for the specific operation.

[Added 7-6-2010]

INFLATABLE DEVICE Any inflatable material used as part of the outdoor advertising for a commercial use that exceeds eighteen (18) inches in any dimension.

JUNKYARD A yard, field, or other outside area used to store, dismantle or otherwise handle: *[Added 7-6-2010]*

1. Discarded, worn-out or junked plumbing, heating supplies, electronic or industrial equipment, household appliances or furniture;
2. Discarded, scrap and junked lumber; and
3. Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and all scrap iron, steel and other scrap ferrous or nonferrous material.

KENNEL An establishment operated as a business to house dogs or other domesticated animals and where such animals are groomed, bred, boarded, trained, or sold.

LABORATORIES Facilities involved in chemical, biological, electronic, or mechanical analysis of materials. Testing facilities are considered to be a separate use (see definition of testing facility).

LEACHABLE MATERIAL A substance that, when introduced into the environment, has the ability to travel through subsurface soil or unconsolidated materials.

LEVEL OF SERVICE A description of the operating conditions a driver will experience while traveling on a particular street or highway, calculated in accordance with the provisions of the Highway Capacity Manual, 1991 Edition, published by the National Academy of Sciences, Transportation Research Board. There are six (6) levels of service ranging from Level of Service A, with free traffic flow and no delays, to Level of Service F, with forced flow and congestion resulting in complete failure of the roadway.

LIGHT MANUFACTURING The mechanical or chemical transformation of materials or substances into new products, either finished or semifinished, and including the assembling of component parts, the manufacturing of products and the blending of materials. All production operations shall occur within a fully enclosed building or structure.

LOCAL STREET A public street or road which is not identified as an arterial or collector, a proposed street shown on an approved and recorded subdivision plan, or a private way shown on an approved and recorded plan. *[Added 12-19-2006]*

LODGING An overnight accommodation with sleeping arrangements provided for a fee. For the purposes of this chapter, the following types of lodging have specific meanings:

1. **HOTEL or MOTEL** A building or group of buildings built or converted to accommodate for a fee travelers who are staying for a limited duration. A hotel or motel may include restaurant facilities where food is prepared and meals served to its guests and other customers. A motel is distinguished from a hotel only in that the sleeping rooms of a motel are accessed from the exterior of the building or from exterior hallways, parking is typically adjacent to the sleeping rooms, and occupancy is oriented to the automobile traveler.
2. **INN/BED-AND-BREAKFAST** A single building containing fewer than twenty (20) sleeping rooms and built or converted to accommodate for a fee travelers who are staying for a limited duration. An inn may provide dining services to its guests and may host special functions, such as weddings, but does not include a restaurant to serve the public at large, unless restaurants (eating places) are otherwise allowed in the district.

3. RENTING OF ROOMS AND FURNISHING OF BOARD The provision of not more than two (2) rooms for rent in a building of residential character, which is used principally as a single-family dwelling, in which the family or person residing permanently in the home acts as proprietor and in which meals may be taken.

LOT AREA The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two (2) lots.

LOT WIDTH The horizontal distance between the lot lines of a lot measured along the setback line as established by this chapter or, if no setback line is established, the distance between the side lot lines measured along the front lot line.

LUMBERYARD A business involved in milling or distribution of lumber and/or the retail or wholesale sale of lumber and building materials.

MAINE MEDICAL USE OF MARIJUANA ACT State statute contained in M.R.S. Title 22, Chapter 558-C which, in combination with state administrative rules contained in 10-144 CMR Chapter 122, authorizes and provides guidance on the cultivation, production, possession, storage, distribution, and use of medical marijuana. *[Added 7-19-2016]*

MAINE MEDICAL USE OF MARIJUANA STATE ADMINISTRATIVE RULES State Administrative Rules contained in 10-144 CMR Chapter 122 which, in combination with the Maine Medical Use of Marijuana Act, authorizes and provides guidance on the cultivation, production, possession, storage, distribution, and use of medical marijuana. *[Added 7-19-2016]*

MANUFACTURED HOUSING UNIT Structures, transportable in one (1) or more sections, which were constructed in a manufacturing facility and are transported to a building site and designed to be used as dwellings when connected to the required utilities, including the plumbing, heating, air-conditioning and electrical systems contained therein.

MARGINAL ACCESS ROAD A road or drive located outside of the road right-of-way and parallel to the roadway which provides access to multiple parcels or uses.

MARIJUANA As defined in Maine Medical Use of Marijuana State Administrative Rules. *[Amended 7-19-2016]*

MARIJUANA PARAPHENALIA Equipment, products, or materials defined as paraphernalia in Maine Medical Use of Marijuana State Administrative Rules. *[Added 7-19-2016]*

MARINA A water-dependent facility that makes available to members of the public space for berthing watercraft. The facility also may store, service, supply, and fuel watercraft and may sell boats and related equipment.

MARINE SALES AND SERVICE A facility for the retail sale and repair of watercraft and related equipment and supplies.

MATERIALS RE-USE FACILITY A yard, field, or other outside area used to store, dismantle, recycle, separate, or otherwise handle wood, debris, construction and demolition materials, scrap and junk lumber, and waste materials for commercial purposes. A materials re-use facility shall operate and abide by an approved operations manual reviewed and approved by the Planning Board. This use may be considered as an accessory use or may be a stand-alone business. Materials re-use facility activities shall not include acceptance of soluble solid materials, bio-degradable materials, or municipal solid waste, and does not include activities applicable to garbage dumps, solid or liquid waste dumps, burning facilities,

sanitary landfills, automobile graveyards, or unlicensed junkyards as defined by Maine State statutes.

[Added 7-6-2010]

MEDICAL MARIJUANA Marijuana that is acquired, possessed, cultivated, manufactured, used, delivered, transferred or transported to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the qualifying patient's debilitating medical condition. *[Added 7-19-2016]*

MEDICAL MARIJUANA HOME OCCUPATION A home occupation that is conducted by a registered primary caregiver who resides in the dwelling as his/her primary residence in conformance with standards described in § 280-15-9.1 through § 280-15.6 and (1) is performed within a single-family dwelling or within an accessory building to that single-family dwelling or within a unit in a multifamily structure; (2) is for the purpose of assisting one (1) or more qualifying patients with the medical use of marijuana who do not reside in the dwelling and are not family members of the primary caregiver, and (3) complies with the Maine Medical Use of Marijuana Act and the Maine Medical Use of Marijuana State Administrative Rules.

[Added 7-19-2016]

MEDICAL MARIJUANA HOME PRODUCTION Growing, cultivating, processing, and/or storing medical marijuana by a medical marijuana qualifying patient or patients at his/her/their primary residence as an accessory use in conformance with standards described in § 280-15-9.1 through § 280-15.6, the Maine Medical Use of Marijuana Act, and the Maine Medical Use of Marijuana State Administrative Rules. This use shall be considered an accessory use to a legally permitted residential dwelling unit. *[Added 7-19-2016]*

MEDICAL MARIJUANA PRODUCTION FACILITY A facility used for cultivation, processing, storage, and/or distribution of medical marijuana at a location which is not the medical marijuana registered primary caregiver's primary residence in conformance with standards described in § 280-15.1 through § 280-15.7, the Maine Medical Use of Marijuana Act, and the Maine Medical Use of Marijuana State Administrative Rules. This shall be considered a commercial use. *[Added 7-19-2016]*

MEDICAL MARIJUANA REGISTERED PRIMARY CAREGIVER As defined in Maine Medical Use of Marijuana State Administrative Rules. *[Added 7-19-2016]*

MEDICAL MARIJUANA QUALIFYING PATIENT As defined in Maine Medical Use of Marijuana State Administrative Rules. *[Added 7-19-2016]*

MEDICAL MARIJUANA WASTE OR RESIDUE Stems, stalks, roots, and other materials used in the growth, cultivation, production, and storage of medical marijuana. Medical marijuana waste or residue does not include an incidental amount of marijuana or excess prepared marijuana as defined in the Maine Use of Medical Marijuana Rules. *[Added 7-19-2016]*

MEDICINAL AND BOTANICAL MANUFACTURING (NAICS #325411) Establishments primarily engaged in (1) manufacturing uncompounded medicinal chemicals and their derivatives (i.e., generally for use by pharmaceutical preparation manufacturers) and/or (2) grading, grinding, and milling uncompounded botanicals. *[Added 7-19-2016]*

MENTAL HEALTH AND ABUSE CLINIC (North American Industry Classification System No. 621420) This industry comprises establishments with medical staff primarily engaged in providing outpatient services related to the diagnosis and treatment of mental health disorders and alcohol and other substance abuse. These establishments generally treat patients who do not require inpatient treatment. They may provide a counseling staff and information regarding a wide range of mental health and substance abuse issues and/or refer patients to more extensive treatment programs, if necessary.

MINERAL EXPLORATION Hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition.

MINERAL EXTRACTION Any operation which removes soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location, except in conjunction with approved construction, and transports the product removed away from the extraction site. The operation may also involve the beneficiation of the product and the processing of both on-site and imported material. All activity and/or operations will cease to be approved with the exception of reclamation when the removal of the material is no longer active. *[Amended 7-20-2010]*

MINI STORAGE WAREHOUSE Any self-service storage building housing individual storage units or lockers, each of which is accessible through a private entrance and rented to the public for storage of personal or business belongings.

MISCELLANEOUS CROP FARMING (NAICS #111998), INCLUDING MEDICAL MARIJUANA CULTIVATION Establishments primarily engaged in one (1) or more of the following: (1) growing crops, except oilseeds and/or grains, vegetables and/or melons, fruits and/or tree nuts, greenhouse, nursery, and /or floriculture products, tobacco, cotton, sugarcane, hay, sugar beets, or peanuts; (2) growing a combination of crops, except a combination of oilseed and grain, and a combination of fruit and tree nuts, with no one (1) crop or family of crops accounting for one-half (1/2) of the establishment's agricultural production (i.e., value of crops for market); or (3) gathering tea or maple sap. *[Added 7-19-2016]*

MOBILE HOME Those units, single width or otherwise, which the manufacturer certifies are constructed in compliance with the State of Maine's Manufactured Housing Act and regulations, meaning structures, transportable in one (1) or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on permanent foundations when connected to required utilities, including the plumbing, heating, air-conditioning, and electrical systems contained therein.

MOBILE HOME PARK A parcel of land under unified ownership designed and/or used to accommodate three (3) or more manufactured housing units.

MODULAR HOME Those units, single width or otherwise, which the manufacturer certifies are constructed in compliance with the state's Manufactured Housing Act^[4] and regulations, meaning structures, transportable in one (1) or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on permanent foundations when connected to required utilities, including the plumbing, heating, air-conditioning, and electrical systems contained therein.

MOTOR VEHICLE REPAIR FACILITIES This use includes those operations which provide services to motor vehicles which involve body work, painting, engine rebuilding, or structural repairs or alterations.

MOTOR VEHICLE SALES AND SERVICE The use of any building or land area for the display and sale of new or used automobiles, trucks, vans, trailers and recreation vehicles, and including repair facilities for such vehicles. Does not include vehicles defined as power sport vehicles. *[Amended 1-18-2005]*

MOTOR VEHICLE SERVICE FACILITIES This use includes those operations which provide service, maintenance, and minor repairs for motor vehicles, including the accessory sale of gasoline, parts, and supplies. This use shall include service stations, muffler, transmission, and brake shops, car washes, tune-up centers, and similar uses but shall not include operations involving body work, painting, engine rebuilding, or structural repairs or alterations.

MULTIFAMILY DEVELOPMENT A subdivision that contains three (3) or more dwelling units on land in common ownership such as apartment buildings, condominiums, or mobile home parks.

MUNICIPAL USE A use undertaken or a building occupied by a local governmental body, agency or organization or by a quasi-municipal agency or organization carrying out a recognized public purpose.

MUSEUM An institution for the acquisition, preservation, study, and exhibition of works of artistic, historical, or scientific value.

NET DEVELOPMENT AREA The net area of a parcel of land usable for determining the maximum allowable density of a site. Net development area shall be determined by subtracting the following from the gross site area:

1. The area located within the full width of the right-of-way of any proposed public or private street or access drive. If a right-of-way is not delineated, an area equal to a minimum fifty (50)-foot right-of-way shall be deducted.
2. Any portion of the site which is cut off from the main portion of the site by an existing road, water body, or similar physical condition which interrupts the continuity of the site.
3. Any land area which is regularly covered by water, including lakes, ponds, and rivers.
4. Any land area identified as a Class 1 wetland.
5. Any land located within utility easements or rights-of-way, if the restrictions preclude use of the land for development.

NET RESIDENTIAL DENSITY The total number of dwelling units permitted per forty-thousand (40,000) square feet of net development area.

NEWER MOBILE HOMES Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures transportable in one (1) or more sections which, in the traveling mode, are fourteen (14) body feet or more in width and are seven-hundred-fifty (750) square feet or more, which are built on a permanent chassis and designed to be used as dwellings when connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems contained therein, and which has a pitched roof and exterior siding which is residential in appearance and is located on a permanent foundation. *[Amended 2-5-2008]*

1. **ALL OTHER MOBILE HOMES** All other mobile homes and trailers are terms that may be used interchangeably and mean any factory-built home which fails to meet the definition of modular home or mobile home. It shall include any mobile home constructed prior to June 15, 1976, and mobile homes constructed after that date which do not have pitched, shingled roofs and exterior siding that is residential in appearance.

NONCONFORMING BUILDING OR STRUCTURE A structure that does not meet one (1) or more of the following dimensional requirements: the minimum setback, maximum lot coverage, or maximum height standards of the zone in which it is located. It is allowed solely because it was in lawful existence at the time this chapter or subsequent amendment took effect.

NONCONFORMING LOT A single lot of record which, at the effective date of this chapter, does not meet the lot area, frontage, or width requirements of the zone in which it is located.

NONCONFORMING USE Use of buildings, structures, premises, land or parts thereof which is not permitted in the zone in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this chapter or subsequent amendments took effect and, if established after 1953, which has been issued a valid certificate of occupancy.

NONPROFIT CLUBS OR LODGES Facilities for nonprofit social and fraternal organizations, including accessory facilities for use as meeting rooms, function halls, and similar uses that may be rented to outside users.

NONPROFIT MEDICAL MARIJUANA DISPENSARY A not-for-profit entity registered under 22 M.R.S. § 2428 that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses marijuana or related supplies and educational materials to cardholders. A nonprofit dispensary is a primary caregiver. *[Added 8-24-2010]*

NONPROFIT SERVICE ORGANIZATION A nonprofit organization which provides and promotes sports facilities with a broad range of programs such as sports and games, personal fitness, child care, overnight camping, employment readiness programs, conference centers and educational activities. *[Added 3-6-2007]*

NONRESIDENTIAL FACILITY FOR EDUCATIONAL, SCIENTIFIC AND NATURE INTERPRETATION PURPOSES A structure containing not more than five-hundred (500) square feet of total floor area associated with a natural, historic, or similar resource to provide information about the resource.

NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM, 2002 (NAICS) A numerical identification system developed to provide a consistent framework for the collection, analysis and dissemination of industrial statistics used by government policy analysts, academics and researchers, the business community, and public. NAICS provides a definition for activities that are not single family and two (2)-family residential uses.

OBSTRUCTION TO AIR NAVIGATION Any structure, growth or other object, including a mobile object, which exceeds a limiting height as set forth in **§ 280-11-10.2**.

ONE-HUNDRED (100) FLOOD The highest level of flooding that, on the average, has a one percent (1%) chance of occurring in any given year.

OUTDOOR RECREATION Outdoor recreation activity operated by an entity other than a unit of government, whether operated for profit or not, including but not limited to cross-country ski centers, ball fields, parks and playgrounds, livery, and ski tows, provided they fulfill state and City public health requirements, but not including campgrounds, outdoor movies, and outdoor dine and dance facilities, or games and activities as described in the definition of amusements.

OUTPATIENT ADDICTION TREATMENT CLINIC (North American Industry Classification System No. 621420) A program or facility operated for the purpose of and specializing in the care, treatment and/or rehabilitation of persons suffering with addictions, including but not limited to gambling, alcohol or controlled-substance addictions. This includes, but is not limited to, substance abuse treatment programs licensed by the State of Maine Department of Behavioral and Developmental Services Office of Substance Abuse. An outpatient addiction treatment clinic does not include an inpatient or residential addiction treatment program, or a program consisting solely of support group activities without treatment by licensed health practitioners, such as Alcoholics Anonymous, Narcotics Anonymous, and similar programs.

PARKING DEMAND MANAGEMENT PROGRAMS Parking demand management programs are a layer of policies, programs, information, services, and tools that together constitute comprehensive management strategies focused on changing or reducing parking demand. Parking demand management programs encourage widespread use of options that may include, but not be limited to, ridesharing, car and/or van pools, bicycling, walking, telecommuting and/or alternative work schedules, flex hours, staggered shifts, job sharing, removing subsidies/adding costs for parking, as alternatives to driving alone, which requires a greater number of parking spaces to accommodate workers and exacerbates the

demand for parking during peak work hours, times, or special events. With the right incentives, or disincentives, employees and visitors to facilities that employ a parking demand management program may be influenced to use transportation systems in a way that contributes to less parking demand.

PERSON An individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two (2) or more individuals having a joint or common interest, or other legal entity.

PERSONAL SERVICE Establishments primarily engaged in providing services involving the nonmedical care of a person or of his or her apparel, as exemplified by beauty shops, barbershops, shoe repair, photographic studios, coin-operated laundries, fitness studios, and similar establishments.

PETROLEUM Oil, gasoline, petroleum products and by-products, and all other hydrocarbons which are liquefied under normal atmospheric conditions.

PLANNING DIRECTOR The staff person responsible for the management of the Department of Planning and Development, his/her designee, or other person designated by the City Council to be responsible for development review.

PORCH A roofed or unroofed open structure projecting from a building. A porch for the purpose of this chapter is considered part of a building and may not project into any required yard.

POWER SPORT VEHICLES SALES AND SERVICE This activity refers to the sales and/or repair of motorcycles, motor scooters, motor bikes, mopeds, off-road all-terrain vehicles (ATVs), personal watercraft, snowmobiles and/or powered golf carts. The activity is limited to structures with a gross footprint, including attached porches and patios, no larger than five-thousand (5,000) square feet and an unattached outdoor display area of one-thousand (1,000) square feet. The use of the unattached outdoor display area is limited to hours when the facility is open for business. *[Added 1-18-2005]*

PREPARED MARIJUANA As defined in Maine Medical Use of Marijuana State Administrative Rules. *[Added 7-19-2016]*

PRIMARY RESIDENCE A person's main residence or dwelling where he or she usually lives, typically a house or a unit in a multifamily structure. A person can only have one (1) primary residence at a given time, though he or she may share the residence with other people. *[Added 7-19-2016]*

PRINCIPAL STRUCTURE A building other than one (1) which is used for purposes wholly incidental or accessory to the use of another building or use on the same premises.

PRINCIPAL USE A use other than one (1) which is wholly incidental or accessory to another use on the same premises.

PRIVATE WAY A minor street meeting the requirements of **Article XVI.: Site Plan Review**.

PROFESSIONAL ENGINEER A professional engineer registered in the State of Maine.

PROFESSIONAL OFFICE The office of a person engaged in architecture, engineering, law, medicine, dentistry, or other activity in which specialized services to clients are performed by persons possessing a degree from a recognized institution of higher learning demonstrating successful completion of a prolonged course of specialized intellectual instruction and study, or its equivalency, and also possessing evidence of professional capability, such as membership in a professional society.

PUBLIC UTILITY A private organization, subject to governmental regulation, that provides an essential service or commodity, such as water, electricity, transportation, communication, or internet to the public

and which is intended to serve primarily populations or activities outside of the City. This term also includes buildings and pumping stations which are necessary for the furnishing of essential services, as defined in this chapter, whether local or greater in scope.

PUBLIC WATER SYSTEM A water supply system that provides water to at least fifteen (15) service connections or services water to at least twenty-five (25) individuals daily for a least thirty (30) days a year.

RECHARGE AREA Area composed of permeable, porous material through which precipitation and surface water infiltrate and directly replenish groundwater in aquifers.

RECORD DRAWINGS Scaled, detailed drawings of the proposed, completed or encountered existing infrastructure within a public right-of-way or easement. The plans shall be prepared and organized in a form that is consistent with the design plans submitted for Planning Board during the review process or engineering review by the City Engineer. The plans shall be drawn and noted with field measurements, i.e., three (3)-way ties, made by the contractor installing the infrastructure. The plans shall note the infrastructure materials, widths, diameters, elevations, service connection locations at the main and the right-of-way line, ledge profile, permanent reference benchmark, and other appropriate data necessary to show the completed or encountered existing infrastructure. The record drawing plan set shall include a copy of the signed plan.

RECORDING PLAN An original of the final plan, suitable for recording at the York County Registry of Deeds, that shows only information relevant to the transfer of an interest in the property and which does not show other information presented on the plan, including but not limited to sewer and water line locations and sizes, culverts, and building line.

REPAIRS Activities intended to restore an existing building or structure to a sound condition without changing the size or use of the building or structure. Repairs do not include:

1. An enlargement of the building or structure.
2. The enclosing of decks, porches, and similar areas.
3. The reconstruction of a building or structure which has been damaged, destroyed, or removed.
4. The modification of structural elements of the building or structure unless required to comply with code requirements.

REPAIR SERVICES Businesses providing for the repair of personal and business property, such as radios and televisions; electrical and electronic equipment; watches, clocks, and jewelry; furniture and upholstery; sporting equipment; small engines and equipment; and similar items but not including the repair of motor vehicles, boats, or heavy equipment. Retail sales of parts and supplies shall be allowed provided such sales are accessory to the repair service.

RESEARCH AND DEVELOPMENT FACILITY A laboratory or other facility for carrying on investigation in the natural, physical, or social sciences or engineering and development of end products as an extension of such investigation. Such a facility does not engage in the manufacture or sale of products, except as incidental to the main purpose of research and investigation.

RESIDENTIAL CARE OR CONGREGATE CARE FACILITIES Residential facilities which provide lodging and shared community space to their occupants. These types of facilities may or may not provide medical care or supervision and house residents who are capable of living independently. These facilities may consist of either:

1. Individual dwelling units with full facilities for cooking; or

2. Residential units which do not have their own cooking facilities.

RESIDENTIAL ZONE Residential zone includes the Single Family Residential Zone and the Residential Development Zone.

RETAIL STORE An establishment that sells goods or commodities directly to the consumer or other end user. For the purposes of this chapter, the term retail store shall include sales rooms or showrooms but not yard sales, motor vehicle sales, either new or used, gas stations, or eating places.

RETAIL STORES, LIMITED Retail store with five-thousand (5,000) square feet or less of gross floor area, including sales, storage, and support areas but excluding yard sales as defined in this chapter.^[5]

RURAL ZONES Rural zones include the Rural Residential Zone and Rural Mixed Use Zone.

SETBACK, FRONT An open area extending the entire width of a lot from lot side line to lot side line and extending in depth at a right angle from the street right-of-way to such depth as specified. Such area shall be unoccupied and unobstructed by any building from the ground upward. In the case of a corner lot that abuts two (2) or more streets, a front setback shall be maintained adjacent to each street right-of-way. Where the required setback is based upon a uniform setback relationship, a building on a corner lot shall maintain the established setback relationship on all streets where such a relationship exists.

SETBACK, REAR An open area extending the entire width of a lot from lot side line to lot side line and extending at a right angle from the rear property line of such lot to such depth as specified. Such area shall be unoccupied and unobstructed by any building from the ground upward.

SETBACK, SIDE An open area extending along each side line of a lot between the front setback and the rear setback on such lot and extending at a right angle from the side lines of such lot to such depth as specified. Such area shall be unoccupied and unobstructed by any building from the ground upward. In the case of a corner lot, a side setback shall be maintained along any lot line that is not a street right-of-way.

SIGHT DISTANCE The length of an unobstructed view from a particular access point to the farthest visible point of reference on a roadway. It is used in these regulations as a reference for unobstructed road visibility.

SIGN Any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. "Sign" does not include the flag or emblem of any nation, organization of nations, state, city, or religious, fraternal, or civic organization; also merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or scoreboards located on athletic fields.

1. **ABANDONED SIGN** A sign whose message describes the availability of goods or services at a location where such goods and services are no longer available and have ceased to be available and have ceased to be available for a period of more than one (1) year or, in the alternative, a sign which is non-commercial in nature and the content of the sign pertains to a time, event or purpose which has elapsed or expired in the preceding three-hundred-sixty-five (365) days. Such abandonment includes intentional conduct, such as failure to pay taxes or permit fees, or to maintain the sign, or a negligent failure to do so.
2. **AGRICULTURAL SIGN** A sign identifying an agricultural use and agricultural products available on the premises.

3. **ANIMATED SIGN** A sign depicting action, motion, light, or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the animated sign emphasized graphics and artistic display.
4. **ARTERIAL SIGN** A sign which is located on a site which has frontage on an arterial road, including but not limited to Routes 109, 4 and 202.
5. **AWNING or CANOPY SIGN** A building mounted sign that provides additional functionality as shelter. An awning or canopy which contains lettering or other commercial identification shall be considered to be a sign. That portion of the awning or canopy bearing the commercial message shall be counted as a sign face in computing total sign area.
6. **BANNER AND/OR FEATHER** A sign made of fabric or other non-rigid material with no enclosing framework. A feather banner is a vertical banner erected on a pole.
7. **BUILDING DIRECTORY** A sign at the entrance to a building to identify the occupants for pedestrians entering the building.
8. **BULLETIN BOARD** A freestanding bulletin board for noncommercial purposes in connection with any church, museum, library, school or similar public structure.
9. **CHANGEABLE SIGN** An on-premise sign created, designed, manufactured or modified in such a way that its message may be electronically, digitally or mechanically altered by the substitution or replacement of one display by another on each side. This definition includes time and temperature signs.
10. **COMMERCIAL USE** A sign which advertises the use of lands, buildings, or structures, other than a home occupation which advertises the buying and selling of goods and/or services in a residence other than rental of residential buildings and/or dwelling units.
11. **COMMUNITY BANNER, GATEWAY SIGN AND/OR PUBLIC INFORMATIONAL SIGN** A noncommercial sign, banner and/or display erected by the City, other governmental bodies, or community organizations to provide information or directions.
12. **CONSTRUCTION SIGN** A temporary construction sign providing general identification of a project and those responsible for construction on the site.
13. **DEVELOPMENT SIGN** A sign which, by symbol or name, identifies a private or public development. It may also provide an index of uses and/or tenants included in the development, including but not limited to the Industrial Estates and the Airport. *[Amended 5-1-2012]*
14. **DIRECTIONAL SIGN** An off-premise directional sign designed to provide direction to pedestrian and vehicular traffic.
15. **DISPLAY** That portion of the surface area of a changeable sign that is, is designed to be, or is capable of being periodically altered for the purpose of conveying a message.
16. **DRIVEWAY SIGN** An entrance and exit sign located at a driveway.
17. **EVENT SIGN** A temporary sign, other than a commercial sign, posted to advertise an event sponsored by groups or organizations including but not limited to a public agency, school, church or religious institution, or civic-fraternal.

18. **FREESTANDING SIGN** A self-supporting sign resting on or supported by means of poles, standards, or another type of base on the ground.

19. **GRAPHIC** A sign which is an integral part of a building facade. The sign is painted directly on, carved in, or otherwise permanently embedded in the facade. Signs in shop windows are included unless they qualify as non-accessory signs.

20. **HOME AND YARD SALE SIGN (see Yard Sale Sign)**

21. **HOME OCCUPATION SIGN** A sign identifying a lawfully existing home occupation on the premises.

22. **ILLUMINATED SIGN** A sign with electrical equipment installed for illumination, either internally, through its sign face by a light source contained inside the sign, or externally, by reflection of a light source aimed at its surface.

23. **INDUSTRIAL SIGN** A sign that advertises the assembling, fabrication, finishing, manufacturing, packaging or processing of goods or the extraction of minerals.

24. **INSTITUTIONAL SIGN** A sign that advertises a non-profit or quasi-public use, or an institution including but not limited to a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purposes.

25. **INTERNALLY ILLUMINATED SIGN** A sign that has the light source enclosed within it so the source is not visible to the eye.

26. **MARQUEE SIGN** A sign mounted on a permanent canopy.

27. **MESSAGE SIGN** A sign which communicates its message by means of a visual display of text, a graphic element or a pictorial or photographic image.

28. **MOVING OR FLASHING SIGN** A sign which has moving parts or is lit in such a manner as to flash, including but not limited to inflatable devices designed for movement by the wind or mechanical means.

29. **NONACCESSORY SIGN** A sign which provides special information, such as direction, price, sales information, hours of operation, or warning, and which does not include names, brand names or information regarding products, lines, or services. Examples of such signs include but are not limited to directories of tenants in buildings, no trespassing signs, and signs which list prices of gasoline.

30. **NONCONFORMING SIGN** A sign that does not meet the setback requirement and/or exceeds the area and/or height limits of this chapter. A nonconforming sign is allowed solely because it was in lawful existence at the time of adoption of this chapter or subsequent amendments.

31. **OFF-PREMISE BUSINESS SIGN** A sign bearing a business or commercial name, symbol, logo, or message located on a premises other than the location at which the business or activity is located, an official business directional sign, a sign which is part of a publicly erected informational board or center, and/or a sign advertising the sale of farm products within five (5) miles of the farm.

32. **ON-PREMISE SIGN** A sign that is erected on the property on which the business, facility or point of interest advertised by the sign is located.

33. **ORGANIZATION SIGN** A sign and/or banner that advertises charitable functions, notices of meetings, and similar noncommercial events.

34. **POLITICAL SIGN** A sign of a temporary nature relating to political candidates, election issues, or similar matters.

35. **PORTABLE SIGN** A sign which is designed for and intended to be moved from place to place and not to be permanently affixed to land, buildings or other structures.

36. **POSTING PRIVATE PROPERTY SIGN** A sign which alerts the public to the fact that the posted property is privately owned, including but not limited to no hunting, no fishing, no snowmobiles, and no trespassing.

37. **PROJECTING SIGN** A sign which is attached to and projects from a structure or building face. The sign face of a double-faced projecting signs is calculated by measuring one (1) face of the sign only.

38. **PUBLIC SAFETY SIGN** A sign that is erected by a governmental body which is necessary for the public safety and welfare or as required by law, ordinance, or government regulation.

39. **REAL ESTATE SIGN** A temporary sign advertising the property on which the sign is located to advertise its availability for rent, lease, or sale and which may provide the name and location of the owner or agent.

40. **RECREATIONAL SIGN** A sign used to advertise sports, leisure time activities, and other customary and usual recreational activities.

41. **RESIDENTIAL DEVELOPMENT SIGN** A sign identifying an apartment, subdivision, or other residential development.

42. **RESIDENTIAL OCCUPANCY SIGN** A sign identifying the occupants of a residential property.

43. **ROOF-TOP SIGN** A building-mounted sign erected upon, against, or over the roof of a building.

44. **SANDWICH BOARD SIGN** A self-supporting, freestanding sign located on the sidewalk or in the esplanade directly in front of the business advertised.

45. **TEMPORARY ADVERTISING DISPLAY** A banner, inflatable device, and similar materials used by a business to advertise temporary events including but not limited to special events, sales, or similar activities.

46. **TEMPORARY ADVERTISING FEATURES** Balloons, streamers, flags, and similar devices to advertise temporary features.

47. **TEMPORARY SIGN** A sign intended to remain in use for a short period of time and which is not permanently installed. Temporary signs include but are not limited to organization, real estate, construction, home and yard sales, and political signs.

48. **TIME AND TEMPERATURE SIGN** A changeable sign that electronically or mechanically displays the time and temperature by the complete substitution or replacement of a display showing the time with a display showing the temperature.

49. **WINDOW SIGN** A sign that is painted on, attached to, or suspended directly inside a window or the glass portion of a door.

50. **YARD SALE SIGN** A sign which advertises a temporary home, yard, garage, barn, basement, or similar sale on the premises.

SIGN FACE That area of a sign which:

1. In the case of freestanding, projecting, and marquee signs, which consists of the entire surface area of the sign on which copy could be placed. The supporting structure or bracing of a sign shall not be counted as a part of the sign face area unless such structure or bracing is made a part of the sign's message. Where a sign has two (2) display faces back to back, the area of only one (1) face shall be considered the sign face area. Where a sign has more than one (1) display face, all areas which can be viewed simultaneously shall be considered the sign face area.
2. In the case of a sign, other than freestanding, projecting, or marquee sign, whose message is fabricated together with the background which borders or frames that message, the sign face area shall be the total area of the entire background.
3. In the case of a sign, other than freestanding, projecting, or marquee sign, whose message is applied to a background which provides no border or frame, the sign face area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems, and other elements of the sign message.

SMALL-SCALE MOTOR VEHICLE SERVICE, REPAIR OR SALES FACILITY A use that involves a motor vehicle service facility, a motor vehicle repair facility, and/or motor vehicle sales and service that involves a building or structure of two-thousand (2,000) square feet or less of gross floor area and the exterior storage or display of fewer than ten (10) vehicles. Does not include vehicles defined as power sport vehicles. *[Amended 1-18-2005]*

STAFF For the purposes of this chapter, staff shall consist of the City's Code Enforcement Officer, City Engineer, Assistant City Engineer, Planning Director, and any other professional identified by the Planning Board for the purposes of reviewing land use applications.

STORY That portion of a building included between the surface of any floor and the surface of the floor next above it. A basement shall be counted as a story for the purpose of height measurement where more than one-half ($\frac{1}{2}$) of its height is above the ground. A half story is a story with at least two (2) of its opposite walls situated in a sloping roof, the floor area of which as measured four (4) feet above the floor level does not exceed two-third ($\frac{2}{3}$) of the floor immediately below it.

STREET

1. A public way laid out and established by the State of Maine or York County;
2. A public way accepted by the City;
3. A way shown on a plan of a subdivision approved by the Planning Board; or
4. A private way approved by the Planning Board in accordance with the provisions of **Article XVI**.

STREET FRONTAGE The distance between the side lines of a lot as measured along the front lot line at the street right-of-way limits.

STRUCTURAL ALTERATION Any exterior change which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

STRUCTURE Anything constructed or erected which requires location on the ground or attached to something having a location on the ground, but not including a tent, vehicle, road, path, or trail.

STUDIO OF ARTISANS A building or portion of a building used as a place of work by an artist, photographer, or person similarly skilled in the production of a particular product. Unless otherwise indicated, a studio may include the retail sale of items produced on the premises.

SUBDIVISION For purposes of this chapter, this term is defined in 30-A M.R.S. § 4301.

SUBDIVISION, MAJOR Any subdivision containing ten (10) or more lots or dwelling units or any subdivision requiring any new street or municipal facilities.

SUBDIVISION, MINOR Any subdivision containing nine (9) or fewer lots or dwelling units. All lots shall be located on an existing accepted public street, and no new public services or extensions of municipal facilities shall be required.

TESTING FACILITY A facility, whether within a laboratory or freestanding, whose primary purpose is the testing of products for conformance to industrial specifications or to public regulations. Such facilities include, by way of example only, assaying services, automobile and emissions testing services, calibration and certification services, and food testing services. A testing facility within a building primarily devoted to manufacturing shall be considered accessory to the manufacturing.

TIMBER HARVESTING The cutting and removal of trees from their growing site and the attendant operation of mobile or portable chipping mills and of cutting and skidding machinery, including the creation and use of skid trails, skid roads, and haul roads.

TRACT OR PARCEL OF LAND All contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of the land on both sides thereof.

TRADESMAN An establishment occupied by a craftsperson or a person in a skilled trade, including, by way of example only, plumbing, carpentry, or electrical work. The term also shall include establishments engaged in the repair of electrical goods and appliances, watches, jewelry, equipment, furniture, or other goods, exclusive of motor vehicles, where such services are the primary use and not accessory to another use, such as retail sales. The shop may include work space, storage space, and office space but may not exceed two-thousand (2,000) square feet of total floor area.

TRANSMITTER TOWER A facility for the location of telecommunications antennas and/or internet equipment. This includes radio, radar, television, cellular telephone, or radio-telephone transmitting, repeating or broadcasting towers and necessary accessory structures but not studios or offices for such activities.

TRUCKING AND DISTRIBUTION FACILITIES Facilities for the short-term storage and transshipment of materials or goods, including common carriers, oil terminals, moving companies, and similar operations.

UNIFORM SETBACK RELATIONSHIP The condition in which the two (2) lots on either side of the subject lot front on the same street and where the front setback of each of the four (4) lots does not vary from the average of all four (4) front setbacks by more than five (5) feet.

USE The purpose for which land or a building is arranged, designed, or intended or for which either land or a building is or may be occupied or maintained.

VARIANCE A relaxation of the terms of this chapter where such variance would not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary or undue hardship. A financial hardship shall not constitute grounds for granting a variance. The crucial points of the variance are undue hardship and unique physical circumstances applying to the property.

VEGETATION All live trees, shrubs, ground cover, and other plants, including, without limitation, trees both over and under four (4) inches in diameter, measured at four and one-half (4 ½) feet above ground level.

VETERINARY CLINIC/GROOMING A facility where animals or pets are given medical or surgical treatment or where animals and pets are groomed and in which the boarding of animals is short term and incidental to the medical care or grooming.

WELL FIELD A tract of land which contains a number of existing or proposed wells for supplying water.

WELLHEAD The specific location of a well and/or any structure built over or extending from a well.

WHOLESALE SALES Trade that involves the sale of merchandise, in bulk or large quantities, to retailers for resale or to industrial, commercial, or institutional users.

WILDLIFE HABITAT Areas identified by a governmental agency, such as the Maine Department of Inland Fisheries and Wildlife, as having significant value as habitat for birds or animals.

YARD, FRONT An open space extending the entire width of a lot from lot side line to lot side line and extending in depth at a right angle from the street boundary of such lot to such depth as specified. Such front yard is unoccupied and unobstructed by any building from the ground upward.

YARD, REAR An open space extending the entire width of a lot from side line to side line and extending at a right angle from the rear line of such lot such depth as specified. Such rear yard is unoccupied and unobstructed by any building from the ground upward.

YARD SALE The sale of tangible personal property from any given lot, whether conducted indoors or outdoors, and occurring not more than four (4) calendar days in a calendar year. Activities occurring more than four (4) calendar days in one (1) calendar year are considered a retail store or limited retail store as defined in this chapter. Yard sale shall include the term garage sale, barn sale, lawn sale, rummage sale or moving sale or other such similar sales or activities.

YARD, SIDE An open space extending along each side line of a lot between the front yard and the rear yard on such lot and extending at a right angle from the side line of such lot to such depth as specified. Such side yard is unoccupied and unobstructed by any building from the ground upward.

[1] *Editor's Note: See the definition "residential care or congregate care facilities."*

[2] *Editor's Note: The former definitions of "day-care center or nursery school" and "day-care home," which immediately followed this definition, were repealed 6-3-2008. See now the definition of "child-care provider."*

[3] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

[4] *Editor's Note: See 10 M.R.S. § 9001 et seq.*

[5] *Editor's Note: The definition of "school, commercial," which immediately followed this definition, was repealed 5-3-2011. See now the definition of "commercial school."*

Article III. Administration and Enforcement

§ 280-3-1. Code Enforcement Officer.

This chapter shall be administered and enforced by a Code Enforcement Officer, except as otherwise noted. The Code Enforcement Officer shall be appointed by the City Council.

§ 280-3-2. Building or use permits.

280-3-2.1 Permit required. No building or part thereof shall be constructed, structurally altered, enlarged, or moved unless a permit for such action has been issued by the Code Enforcement Officer or his or her agent. The contractor, builder, and developer, as well as the property owner, shall be responsible for any and all permits. Site plan approval, in accordance with this chapter, may be required prior to the issuance of a building permit for certain types of uses, including commercial, industrial, and multifamily residential construction.

280-3-2.2 Compliance with this chapter. No building permit for a building or structure on any lot shall be issued except to the owner of record thereof, or his or her authorized agent, until the proposed construction or alteration of a building or structure shall comply in all respects with the provisions of this chapter or with a decision rendered by the Zoning Board of Appeals, Planning Board, Site Plan Review Committee, and/or others under this chapter.

280-3-2.3 Applications for permits. All applications for building or use permits shall be submitted in writing to the Code Enforcement Officer on forms provided for the purpose. The application shall be accompanied by the following information:

280-3-2.3.1 A plot plan drawn to scale showing the shape and dimensions of the lot to be built upon, the location and size of all buildings or structures already existing on the lot, the locations of new buildings to be constructed, and the lines within which all buildings and structures are to be constructed;

280-3-2.3.2 A statement of the use intended to be made of the lot and buildings;

280-3-2.3.3 Approved plumbing permits where applicable;

280-3-2.3.4 Evidence of site plan approval if required by **Article XVI**.

280-3-2.4 Action on applications. Within seven (7) days of filing of an application for a building or use permit, the Code Enforcement Officer shall approve, deny, or refer to the Planning Board for conditional use approval all such applications. If the proposed activity requires site plan review in accordance with **Article XVI**, the Code Enforcement Officer shall refer the applicant to the Planning Director. His/her decision shall be in writing on a form designed for the purpose and communicated directly to the applicant. One (1) copy of the Code Enforcement Officer's decision shall be filed in the Code Enforcement Officer's office. In cases where the Code Enforcement Officer deems that a conditional use permit is required, s/he shall also provide a copy of his decision to the Planning Board. *[Amended 2-5-2008]*

280-3-2.5 Plumbing permit required. No building permit shall be issued for any structure or use involving the construction, installation, or alteration of plumbing facilities unless a valid plumbing permit has been secured by the applicant or his or her authorized agent.

280-3-2.6 Start of work. No work shall be begun on a project requiring a building permit, plumbing permit, site plan approval, and/or other municipal approval or permit until all required permits and/or approvals have been obtained. Start of work shall include clearing and grubbing of the site, grading, excavation, or construction of buildings or structures.

280-3-2.7 Revision of proposed work. A new permit is required if any changes in plans, construction, size, or use of any building, structures, or parts thereof are made after issuance of the previous permit.

280-3-2.8 Time valid.

280-3-2.8.1 A building permit secured under the provisions of this chapter shall expire if the work or change is not commenced within six (6) months of the date on which the permit is granted and if the work or change is not substantially completed within eighteen (18) months of the date on which the permit is granted.

280-3-2.8.2 Extensions of up to six (6) months beyond the commencement or completion dates may be granted by the Code Enforcement Officer upon written request.

280-3-2.9 Pending applications. Nothing in this chapter shall require any change in the plans, construction, size, or designated use for any building, structure, or part thereof for which an application for a building permit has been made or a building permit has been issued or upon which construction has been commenced prior to the adoption or amendment of this chapter, provided construction shall start within sixty (60) days after the issuance of such permit.

280-3-2.10 Required records. Applications for permits with their accompanying plans and building permits shall be maintained as a permanent record by the Code Enforcement Officer.

§ 280-3-3. Certificates of occupancy.

280-3-3.1 After the building, or part thereof, has been completed, altered or enlarged or relocated, the owner or his or her agent shall obtain a certificate of occupancy for the proposed use before the same may be occupied or used. A certificate of occupancy shall be issued by the Code Enforcement Officer only if he or she finds that the project is in compliance with this chapter, with any applicable site plan approval, and any other regulations of the City.

280-3-3.2 A certificate of occupancy shall also be required for any of the following:

280-3-3.2.1 Increase in the number of dwelling units in a structure.

280-3-3.2.2 Establishment of a home occupation in a residential district.

280-3-3.2.3 Establishment of any professional office in connection with the residence of a professional person.

280-3-3.2.4 Change in the use of a nonconforming use.

280-3-3.2.5 Occupancy and use of vacant land, except for the raising of crops, or change in the use of land, except in the raising of crops.

280-3-3.2.6 Any change in the use of a building from one category of use as set forth in § **280-11-9** or the **Table of Land Uses**^[1] to another category of use.

[1] Editor's Note: The Table of Land Uses is included at the end of this chapter.

280-3-3.2.7 Any change in the occupancy of nonresidential space.

280-3-3.3 In cases of use and occupancy of any building or part thereof during a period of construction or alteration, the Code Enforcement Officer may issue temporary certificates for periods not exceeding six (6) months. Temporary certificates of occupancy for single-family homes may be renewed for additional six (6)-month periods provided that the owner provides the Code Enforcement Officer with written evidence that progress is being made toward the completion of the home.

§ 280-3-4. Fees.

The City Council shall establish by order, after prior notice and public hearing, a fee schedule for all permits required by this chapter and for such other zoning fees as the City Council deems appropriate.

§ 280-3-5. Enforcement.

280-3-5.1 It shall be the duty of the Code Enforcement Officer or his or her agent to enforce the provisions of this chapter. If the Code Enforcement Officer or his or her agent shall find that any provision of this chapter is being violated, he or she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He or she shall order discontinuance of illegal use of buildings, structures, or additions or work being done or shall take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.

280-3-5.2 The Code Enforcement Officer is hereby authorized to institute or cause to be instituted, in the name of the City, any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of this chapter; provided, however, that this section shall not prevent any person entitled to equitable relief from enjoining any act contrary to the provisions of this chapter.

280-3-5.3 The Code Enforcement Officer, in his or her discretion, where a violation of this chapter has been brought to his or her attention, may so advise the party in violation, in writing, and may give such violators permission to continue for a period not exceeding ten (10) days, provided that such violators intend and do appeal to the Zoning Board of Appeals. Failure to perfect or commence such appeal within ten (10) days will then subject the violator to prosecution under this section.

§ 280-3-6. Violations and penalties.

Any person, firm, or corporation, being the owner of or having control or use of any building or premises, who or which violates any of the provisions of this chapter shall be fined not less than one-hundred dollars (\$100) nor more than twenty-five-hundred dollars (\$2,500) as provided for by state law. Each day such a violation is permitted to exist after notification shall constitute a separate offense.

Article IV. Interpretation, Amendments and Legal Provisions

§ 280-4-1. Administrative appeals.

Any person who believes that the Code Enforcement Officer has made an error in the interpretation or application of the provisions of this chapter may appeal such determination to the Zoning Board of Appeals as an administrative appeal under the provisions of § 280-8-2. If the Zoning Board of Appeals finds that the Code Enforcement Officer erred in his or her interpretation of this chapter, it shall modify or reverse the action accordingly.

§ 280-4-2. Amendments.

Amendments of this chapter may be initiated by the City Council, the Planning Board, an individual or corporation or other entity having control of the property that is the subject of the request, or by petition by five percent (5%) or more of the registered voters of the City as provided for by the City Charter.

280-4-2.1 Fee.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-4-2.1.1 Any request for amendments to the text of this chapter or for changes in zone boundaries or other revision to the Zoning Maps initiated by the City Council or Planning Board or by petition by five percent (5%) or more of the registered voters of the City in accordance with the City Charter shall not be required to pay a fee.

280-4-2.1.2 Any other request for a zoning amendment shall be accompanied by a filing fee established by the City Council. In addition, the applicant shall be required to pay the costs associated with advertising the public hearings on the proposed amendment. The Planning Board shall not schedule the public hearing on the request until the fee is paid.

280-4-2.2 Required information. All proposals for amendments or map changes shall be accompanied by the following information:

280-4-2.2.1 Address or exact location of the request, the exact location and dimensions of any changed district boundaries, and a location map that shows the relationship of the location to the surrounding area. Any proposed map changes shall be shown on the appropriate Assessor's tax map and shall indicate tax map and lot numbers.

280-4-2.2.2 Name, address, and phone number of property owner.

280-4-2.2.3 Name, address, and phone number of applicant.

280-4-2.2.4 Statement regarding existing and proposed land use.

280-4-2.2.5 Existing and proposed zoning classification or ordinance language.

280-4-2.2.6 Statement regarding the way in which the proposed amendment or change complies with or promotes the City's Comprehensive Plan.

280-4-2.2.7 Documentation of right, title, or interest.

280-4-2.2.8 Documentation of financial ability to carry out the purpose of the amendment or change, if any.

280-4-2.3 Notification of affected parties. The applicant shall provide, at the time of filing of the initial request, a list of property owners and their addresses within five-hundred (500) feet of the affected lots or parcels, together with addressed and first class stamped envelopes with the City Planning Department return address. Failure of any property owner to receive a notice of public hearing shall not necessitate another public hearing. In considering the proposed amendment or change, the Planning Board may, without altering the meaning, intent, or substance of the proposal, put it into such language or form as is appropriate to the format of this chapter.

280-4-2.4 Public hearing required. No proposed amendments to the text of this chapter or proposed changes in the zone boundary lines or other proposed changes to the Zoning Map shall be referred to the City Council until the Planning Board has held a public hearing on the proposal, notice of which shall be given at least twelve (12) days prior to such hearing in a newspaper of general circulation in the City.

280-4-2.5 Planning Board recommendation. The Planning Board, within thirty (30) days following the date of the public hearing, shall by majority vote report in writing its findings and recommendation to the City Council, which shall conduct its own public hearing, with notice as provided in the City Charter. A representative of the Planning Board shall attend such public hearing.

§ 280-4-3. Relation to other ordinances.

280-3.1 This chapter shall not repeal any other ordinance relating to the use of land or buildings, provided that where this chapter imposes greater restrictions, it shall control.

§ 280-4-4 Severability.

If any section, subsection, sentence, clause, phrase, or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions. *[Amended 7-19-2016]*

^[1] *Editor's Note: See also Chapter 8, §§ 8-9: Planning Board.*

Article V. Planning Board

§ 280-5-1. Creation and purpose.

Pursuant to 30-A M.R.S. § 3001, there is hereby created a Planning Board for the City for purpose of serving as an advisory board in matters relating to the planned development and general land use of the City.

§ 280-5-2. Membership; terms of office; qualifications; vacancies; removal.

280-5-2.1 The Planning Board shall consist of seven (7) members who shall be appointed by the City Council and who shall serve without pay and who shall be representatives of the City at large. Each member shall be appointed for three (3) years or until a successor is appointed. Members appointed shall be residents of the City. A City Councilor or his/her spouse may not be a member of the Planning Board.

280-5-2.2 A vacancy may occur by reason of resignation, death, giving up residency or failure to attend at least seventy-five percent (75%) of all meetings during the previous twelve (12) months. The Chair of the Board shall immediately notify the City Council in writing of any vacancy when it occurs.

280-5-2.3 Members may be removed for cause by the City Council after presentation of written charges and public hearing.

§ 280-5-3. Officers; meetings; records; votes.

280-5-3.1 At the first regular meeting of the Board in January of each year, the members shall meet and elect a Chair and Vice Chair and such other officers as it may determine to serve for a period of one (1) year or until a successor is elected, and a member may succeed himself or herself in office if so elected. The Planning Board shall hold a regular monthly meeting and other meetings as it deems necessary from time to time. Any records deemed public records under state law may be inspected at the Planning Department during regular business hours.

280-5-3.2 On any and all voting matters pertaining to recommended adoption or amendments of the Comprehensive Plan or to proposed adoption or amendment of land use ordinances, an affirmative vote

of a majority of all members of the Planning Board shall be necessary for its passage and only after a public hearing has been conducted on the matter. All other voting matters shall be decided by a majority vote of those present and voting and shall require at least three (3) affirmative votes.

§ 280-5-4. Powers and duties.

280-5-4.1 The Planning Board shall exercise such powers and perform such duties and other functions as are authorized and provided for under the City's ordinances and the laws of the State of Maine pertaining to zoning, subdivisions and land use throughout the City. Any amendments to the Comprehensive Plan as recommended by the Planning Board shall be submitted to the City Council for adoption.

280-5-4.2 The Planning Board shall have such other powers and perform such other duties as may be necessary for the administration of its affairs on behalf of the City, including, without limitation, the adoption of bylaws and the procurement of goods and services necessary for its proper.

Article VI. Zoning Board of Appeals

§ 280-6-1. Creation and purpose.

Pursuant to 30-A M.R.S. § 2691, there is hereby created a Zoning Board of Appeals for the City to hear appeals from any action or failure to act of the Code Enforcement Officer in conjunction with the interpretation or enforcement of this chapter.

§ 280-6-2. Membership; terms of office; qualifications; vacancies; removal.

280-6-2.1 The Zoning Board of Appeals shall consist of seven (7) members who shall be appointed by the City Council and who shall serve without pay and who shall be representatives of the City at large. Each member shall be appointed for a term of three (3) years. Members appointed shall be residents of the City. A City Councilor or his/her spouse may not be a member of the Zoning Board of Appeals.

280-6-2.2 A vacancy may occur by reason of resignation, death, giving up residency or failure to attend at least seventy-five percent (75%) of all meetings during the previous twelve (12) months. The Chair of the Zoning Board of Appeals shall immediately notify the City Council in writing of any vacancy when it occurs.

280-6-2.3 Members may be removed for cause by the City Council after presentation of written charges and public hearing.

§ 280-6-3. Officers; meetings; records; quorum; rules of procedure.

The operation of the Zoning Board of Appeals shall be governed by the following:

280-6-3.1 Officers. The Zoning Board of Appeals shall elect a Chair and such other officers as it chooses from its own membership.

280-6-3.2 Meetings.

280-6-3.2.1 Meetings of the Zoning Board of Appeals shall be held at least twice each month for the purpose of hearing all appeals in order for hearing on said days as provided in § 280-8-2. The Zoning

City Council Order # 16-106.04 Adopted 8-16-2016.

Board of Appeals may cancel one (1) or more of the required meetings if there are no applications for its consideration. All meetings of the Zoning Board of Appeals will be open to the public.

280-6-3.2.2 The Chair shall also call meetings of the Zoning Board of Appeals when requested to do so by a majority of the members or by the City Council.

280-6-3.3 Records. The Code Enforcement Officer shall maintain a permanent record of all Zoning Board of Appeals meetings and all of its correspondence. The Code Enforcement Officer shall be responsible for maintaining those records which are required as part of the various proceedings which may be brought before the Zoning Board of Appeals, such as, but not limited to, the vote of each member upon each question. All records to be maintained or prepared by the Code Enforcement Officer are deemed public, shall be filed in the Municipal Clerk's office and may be inspected at reasonable times.

280-6-3.4 Quorum. A quorum of the Zoning Board of Appeals necessary to conduct an official meeting shall consist of at least four (4) members.

280-6-3.5 Conflict of interest. Prior to consideration of an application, any member who believes he or her may have a conflict of interest relative to the item shall advise the Chair of the potential conflict and the reasons therefor. Any question of whether a particular issue involves a conflict of interest sufficient to disqualify a member from voting thereon shall be decided by a majority vote of the members, except the member who is being challenged.

280-6-3.6 Evidence. The Zoning Board of Appeals may receive any oral or documentary evidence but shall provide as a matter of policy for the exclusion of irrelevant, immaterial or unduly repetitious evidence. Every party has the right to present the party's case or defense by oral or documentary evidence, to submit rebuttal evidence and to conduct any cross-examination that is required for a full and true disclosure of the facts.

280-6-3.7 Public record of deliberations. The transcript or tape recording of testimony, if such a transcript or tape recording has been prepared by the Zoning Board of Appeals, and the exhibits, together with all papers and requests filed in the proceeding, constitute the public record. All decisions become a part of the record and shall include a statement of findings and conclusions, as well as the reasons or basis for the findings and conclusions, upon all the material issues of fact, law or discretion presented and the appropriate order, relief or denial of relief. Notice of any decision shall be mailed or otherwise delivered to the petitioner, the petitioner's representative or agent, the Planning Board, Planning Department, and the City Council within seven (7) days of the Zoning Board of Appeals' decision.

280-6-3.8 Reconsideration of Zoning Board of Appeals actions. The Zoning Board of Appeals may reconsider any decision reached under this section within thirty (30) days of its prior decision. A vote to reconsider and the action taken on that reconsideration shall occur and be completed within thirty (30) days of the date of the vote on the original decision. The Zoning Board of Appeals may conduct additional hearings and receive additional evidence and testimony as provided in this section.

280-6-3.9 Appeal of Zoning Board of Appeals actions. Any party may take an appeal, within forty-five (45) days of the date of the vote on the original decision, to Superior Court from any order, relief or denial in accordance with the Maine Rules of Civil Procedure, Rule 80B. This time period may be extended by the Court upon motion for good cause shown. The hearing before the Superior Court shall be without a jury.

§ 280-6-4. Powers and duties.

Appeals shall lie from the decision of the Code Enforcement Officer to the Zoning Board of Appeals and from the Zoning Board of Appeals to the Superior Court according to the provisions of Maine law. The

Zoning Board of Appeals shall have only the powers and duties listed below, except when this chapter provides jurisdiction to hear other matters:

280-6-4.1 Administrative appeals. The Zoning Board of Appeals is authorized to hear and decide where it is alleged there is an error in any order, requirement, decision or determination made by the Code Enforcement Officer in the enforcement of this chapter. The action of the Code Enforcement Officer may be modified or reversed by the Zoning Board of Appeals by concurring vote of a majority of the members present and voting.

280-6-4.2-Dimensional variance appeals.

280-6-4.2.1 The Zoning Board of Appeals is authorized to hear and decide, in accordance with the criteria of **Article VIII**, upon appeal, in specific cases where a relaxation of the terms of this chapter would not be contrary to the public interest and owing to conditions peculiar to the property which are not the result of the actions of the applicant.

280-6-4.2.2 As used in this chapter, a dimensional variance is authorized only for height, area, size of structure or size of yards or open spaces.

280-6-4.3 Use variance appeals. The Zoning Board of Appeals is authorized to hear and decide, upon appeal, in specific cases where a relaxation of the terms of this chapter would not be contrary to the public interest and where, owing to conditions peculiar to the property which are not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary or undue hardship. A financial hardship shall not constitute grounds for granting a variance. The crucial points of variance are undue hardship and unique physical circumstances applying to the property. A variance is not justified unless both elements are present in the case.

280-6-4.4 Shoreland zoning appeals. The Zoning Board of Appeals is authorized to hear and decide appeals relating to the administration and enforcement of **Chapter 270: Shoreland Zoning**.

Article VII. Nonconformance

§ 280-7-1. Intent; transfer of ownership; maintenance.

280-7-1.1 Intent. It is the intent of this chapter to promote land use conformities, except that nonconforming conditions that existed before the effective date of this chapter shall be allowed to continue, subject to the requirements set forth in this article.

280-7-1.2 Transfer of ownership. Nonconforming structures, lots, and uses may be transferred, and the new owner may continue the nonconforming use or continue to use the nonconforming structure or lot, subject to the provisions of this chapter.

280-7-1.3 Repair and maintenance. This chapter allows, without a permit, the normal upkeep and maintenance of nonconforming uses and structures, including repairs or renovations which do not involve expansion of the nonconforming use or structure, and such other changes in a nonconforming use or structure as federal, state, or local building and safety codes may require.

§ 280-7-2. Nonconforming structures.

280-7-2.1 Expansions. A structure which does not conform to the dimensional requirements of the zone in which it is located may be added to or expanded after obtaining a permit from the Code Enforcement Officer if such addition or expansion does not increase the nonconformity of the structure.

280-7-2.2 Relocation.

280-7-2.2.1 A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board and provided that, if the use is not connected to the public sewerage system, the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of state law and the State of Maine Subsurface Wastewater Disposal Rules or that a new system can be installed in compliance with the law and said rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

280-7-2.2.2 In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system, if any, and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

280-7-2.3 Reconstruction or replacement.

280-7-2.3.1 Any nonconforming structure which is located less than the required setback from the property line and which is removed or damaged or destroyed may be reconstructed or replaced provided that a permit is obtained within one (1) year of the date of said damage, destruction, or removal and provided that such reconstruction or replacement is in compliance with the setback requirement to the greatest practical extent as determined by the Planning Board in accordance with the purposes of this chapter. In no case shall a structure be reconstructed or replaced so as to increase its nonconformity.

280-7-2.3.2 In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent, the Planning Board shall consider, in addition to the criteria in **§§ 280-7-2.2**, the physical condition and type of foundation present, if any.

280-7-2.4 Change of use of a nonconforming structure.

280-7-2.4.1 The use of a nonconforming structure may not be changed to another use unless the Planning Board, after receiving a written application and holding a public hearing, determines that the new use will have no greater adverse impact on the subject or adjacent properties and resources than the existing use.

280-7-2.4.2 In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant regarding the probable effects on public health and safety, erosion and sedimentation, and water quality.

§ 280-7-3. Nonconforming uses.

280-7-3.1 Expansions. A use which is nonconforming in the zone in which it is located may be expanded by a total of not more than thirty percent (30%) of the gross floor area existing as of the date of adoption of this provision. The expansion may occur at one (1) time or incrementally, but in no case shall the cumulative total of additional floor area exceed the thirty percent (30%) limit.

280-7-3.2 Resumption prohibited. A lot, building or structure in or on which a nonconforming use is discontinued for a period exceeding one (1) year, or which is superseded by a conforming use, may not again be devoted to a nonconforming use.

§ 280-7-4. Nonconforming lots.

280-7-4.1 A nonconforming lot of record as of the effective date of this chapter or amendment thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership and that all provisions of this chapter, except lot size and frontage, can be met. Variances relating to setback or other requirements not involving lot size or frontage shall be obtained by action of the Zoning Board of Appeals.

280-7-4.2 Contiguous built lots.

280-7-4.2.1 If two (2) or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this chapter, and if all or part of the lots do not meet the dimensional requirements of this chapter, and if a principal use or structure exists on each lot, the nonconforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law^[1] and Subsurface Wastewater Disposal Rules are complied with.

[1] Editor's Note: See 12 M.R.S. § 4807 et seq.

280-7-4.2.2 If two (2) or more principal uses or structures existed on a single lot of record on the effective date of this chapter, each may be sold on a separate lot, provided that the above-referenced law and rules are complied with. When such lots are divided each lot thus created shall be as conforming as possible to the dimensional requirements of this chapter as determined by the Planning Board.

280-7-4.3 Contiguous lots, vacant or partially built. When two (2) or more contiguous lots or parcels are in single or joint ownership of record at the time of adoption or amendment of this chapter or any time thereafter, if any of these lots do not individually meet the dimensional requirements of this chapter or subsequent amendments, and if one (1) or more of the lots is vacant or contains no principal structure, the lots shall be combined to the extent necessary to meet the dimensional requirements of this chapter; provided, however, that any two (2) or more contiguous lawful lots of record as of November 21, 1995, and located in the Rural Residential or Rural Mixed Use Zones shall not be required to be combined pursuant to this subsection.

Article VIII. Variances and Appeals

§ 280-8-1. Standards for granting dimensional and use variances.

280-8-1.1 In accordance with 30-A M.R.S.A. § 4353, except as provided in 30-A M.R.S. § 4353(4-A) or **§§ 280-8-1.2**, the Zoning Board of Appeals may grant a dimensional or use variance only when strict application of this chapter to the petitioner and the petitioner's property would cause undue hardship. The term undue hardship as used in this subsection means:

280-8-1.1.1 The land in question cannot yield a reasonable return unless a variance is granted;

280-8-1.1.2 The need for a variance is due to the unique circumstances of the property and not to the general condition in the neighborhood;

280-8-1.1.3 The granting of a variance will not alter the essential character of the locality; and

280-8-1.1.4 The hardship is not the result of action taken by the applicant or a prior owner.

280-8-1.2 The Zoning Board of Appeals may grant a variance from the lot area and setback dimensional standards of this chapter when strict application of this chapter to the petitioner and the petitioner's property would cause a practical difficulty and when certain conditions set forth in this subsection exist.

280-8-1.2.1 As used in this subsection, practical difficulty means that the strict application of this chapter to the property precludes the ability of the petitioner to pursue a use permitted in the zoning district in which the property is located and results in significant economic injury to the petitioner.

280-8-1.2.2 To approve a dimensional variance as permitted in this subsection, the Zoning Board of Appeals shall find that the following conditions exist:

280-8-1.2.2.1 The need for the variance is due to the unique circumstances of the property and not to the general condition of the neighborhood;

280-8-1.2.2.2 The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties;

280-8-1.2.2.3 The practical difficulty is not the result of action taken by the petitioner or prior owner;

280-8-1.2.2.4 No other feasible alternative to a variance is available to the petitioner;

280-8-1.2.2.5 The granting of the variance will not unreasonably adversely affect the natural environment; and

280-8-1.2.2.6 The property is not located in whole or in part within the shoreland areas as described in 38 M.R.S. § 435.

§ 280-8-2. Appeal procedure.

280-8-2.1 Filing of appeal. In all cases, a person aggrieved by a decision of the Code Enforcement Officer shall commence his or her appeal within thirty (30) days after a decision is made by the Code Enforcement Officer. The appeal shall be filed with the Zoning Board of Appeals on forms approved by the Zoning Board of Appeals, and the aggrieved person shall specifically set forth on the form the grounds for the appeal.

280-8-2.2 Hearing and notification.

280-8-2.2.1 In the case of appeals involving space and bulk regulations, uses, shoreland zoning, or administrative interpretation, the Zoning Board of Appeals shall notify, by mail, the applicant and the owners of property abutting the property for which an appeal is taken, at least ten (10) days in advance of the hearing, of the nature of the appeal and of the time and place for the public hearing thereon.

280-8-2.2.2 The owners of property shall be considered to be those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Zoning Board of Appeals.

280-8-2.2.3 Following the filing of an appeal, the Zoning Board of Appeals shall hold a public hearing on the appeal within thirty (30) days. The Zoning Board of Appeals shall notify the applicant, at least ten (10)

days in advance, of the time and place of the hearing and shall publish notice of the hearing at least ten (10) days in advance in a newspaper of general circulation in the area.

280-8-2.3 Hearing procedures.

280-8-2.3.1 At any hearing, a party may be represented by agent or attorney. Hearings shall not be continued to other times except for good cause.

280-8-2.3.2 The Zoning Board of Appeals may request the Code Enforcement Officer or his or her designated assistant to attend hearings and/or present to the Zoning Board of Appeals all plans, photographs, or other materials the Zoning Board of Appeals deems appropriate for an understanding of the appeal.

280-8-2.3.3 The appellant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions may be asked through the Chair. All persons at the hearing shall abide by the order of the Chair.

280-8-2.4 Zoning Board of Appeals action.

280-8-2.4.1 Within seven (7) days of the public hearing, the Zoning Board of Appeals shall reach a decision on an appeal and shall inform, in writing, the appellant, the Planning Board, and the City Council of its decision and the reasons therefor.

280-8-2.4.2 Upon notification of the granting of an appeal by the Zoning Board of Appeals, the Code Enforcement Officer shall immediately issue a building permit in accordance with the conditions of approval.

280-8-2.5 Time limit for completion. A variance under the provision of this chapter secured by a vote of the Zoning Board of Appeals shall expire if the work or change is not substantially completed within eighteen (18) months of the date on which the appeal is granted, unless such time limit is extended by vote of the Zoning Board of Appeals in response to a written request of the applicant.

§ 280-8-3. Recording of variances.

If the Zoning Board of Appeals grants a variance under this article, a certificate indicating the name of the current property owner, identifying the property by reference to the last recorded deed in its chain of title and indicating the fact that a variance, including any conditions on the variance, has been granted and the date of the granting shall be prepared in recordable form. This certificate shall be recorded by the applicant in the York County Registry of Deeds within ninety (90) days of the date of the final written approval of the variance or the variance is void. The variance is not valid until recorded as provided in this section. For the purpose of this section, the date of the final written approval shall be the date stated on the written approval.

Article IX. Zoning Districts and Zoning Maps

§ 280-9-1. Zoning districts.

The area of the City shall be divided into zones as identified in **Articles IX and X**. The use of land, buildings, and structures shall conform to the standards of the zone in which it is located except as otherwise provided in this chapter. In addition, all uses shall conform to **Chapter 265: Floodplain Management, Chapter 270: Shoreland Zoning, and Chapter 275: Subdivision of Land**.

§ 280-9-2. Official Zoning Maps.

The location and boundaries of the above zones are hereby established as shown on a map titled "Official Zoning Map of the City of Sanford" dated February 1, 2014, certified by the attested signature of the City Clerk and kept on file at City Hall and on the Airport Clear Zone Map, Airport Protection Overlay Zone Map, Transmitter Tower Overlay Zone Map, Rushton Street Institutional Controls Overlay Map and Public Water Supply Protection Districts Maps, which maps, with all explanatory matter thereon and all amendments thereto, shall be deemed to be and are hereby are made a part of this chapter.

§ 280-9-3. Zoning boundaries.

The location of the zones shall be as shown on the Official Zoning Maps. Where uncertainty exists with respect to the boundaries of the various zones as shown on the Zoning Maps, the following rules shall apply:

280-9-3.1 Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.

280-9-3.2 Boundaries indicated as approximately following well-established lot lines shall be construed as following such lot lines, even if the location of such lines is inaccurately represented on the Zoning Maps or tax maps.

280-9-3.3 Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits.

280-9-3.4 Boundaries indicated as following shorelines shall be construed to follow the normal high-water line, and in the event of natural change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center line.

280-9-3.5 Boundaries indicated as being parallel to or extensions of features indicated in **§§ 280-9-3.1** through **280-9-3.4** shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map. Any conflict between the Zoning Map and description of metes and bounds in a deed shall be resolved in favor of the description by metes and bounds.

280-9-3.6 Where physical or cultural features existing on the ground deviate from those shown on the Zoning Map or as described in this section, or in circumstances where the items covered by **§§ 280-9-3.1** through **280-9-3.5** are not clear, the Zoning Board of Appeals shall interpret the zone boundaries.

§ 280-9-4. Division of lots by zone boundaries.

Zone boundaries shall follow property lines as of the date of this revision, February 1, 2014. If it is found that a boundary line of a zone divides a lot, then the property owner may petition the Planning Board for one (1) of the zone designations for the entire lot. Where the boundary line of a zone divides a lot having frontage on a street in the less restricted zone, the provisions of this chapter covering the less restricted portion of such lot may extend to the entire lot, but in no case for a distance of more than thirty (30) feet beyond the zone boundary. Where the boundary line of a zone divides a lot having frontage only on a street in a more restricted zone, the provision of this chapter covering the more restricted portion of such lot shall extend to the entire lot. *[Amended 2-1-2014]*

Article X. Establishment of Zones

§ 280-10-1. Division of City into zones.

To implement the provisions of this chapter, the City is hereby divided into the following zones:

- 280-10-1.1 Rural Residential Zone (RR).
- 280-10-1.2 Rural Mixed Use Zone (RMU).
- 280-10-1.3 Single-Family Residential Zone (SFR).
- 280-10-1.4 Residential Development Zone (RD).
- 280-10-1.5 Urban Zone (U).
- 280-10-1.6 Industrial Business Zone (IB).
- 280-10-1.7 Industrial Reuse Zone (IR).
- 280-10-1.8 Airport Development Zone (AD).
 - 280-10-1.8.1 Airport Development Zone Airport Subdistrict
 - 280-10-1.8.2 Airport Development Zone Support Subdistrict
- 280-10-1.9 Public Water Supply Protection Districts
 - 280-10-1.10 Mousam River Watershed
 - 280-10-1.11 Great Works River Watershed
- 280-10-1.12 Airport Protection Overlay Zone and Airport Clear Zone.
- 280-10-1.13 Transmitter Tower Overlay Zone.
- 280-10-1.14 Rushton Street Institutional Controls Overlay I and II Zones.
- 280-10-1.15_Sanford Downtown Design District Overlay Zone.
- 280-10-1.16_Springvale Village Design District Overlay Zone.
- 280-10-1.17 Medical Marijuana Urban Overlay District_ *[Added 7-19-2016]*

§ 280-10-2. Shoreland zoning.

In addition to the zones created in this chapter, the City has adopted **Chapter 270: Shoreland Zoning**. This chapter creates two (2) additional zones, a Resource Protection Zone and a Shoreland Overlay Zone. The areas covered by these zones are defined in **Chapter 270** and are shown on the Official Shoreland Zoning Map of the City. In adopting these provisions, the City's standards are intended to be at least as restrictive as the state's shoreland zoning provisions.

§ 280-10-3. Floodplain management.

In addition to the requirements of this chapter, areas of the City are located within flood hazard areas as defined by **Chapter 265: Floodplain Management** and shall comply with the additional requirements of that chapter.

§ 280-10-4. Contract zoning.

280-10-4.1 Contract zoning authorized. Pursuant to 30-A M.R.S. § 4352(8), contract zoning is hereby authorized for development where, for reasons such as the unusual nature or unique location of the development proposed, the City Council, exercising its sole and exclusive judgment as the legislative body of the City, finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions not generally applicable to other properties similarly zoned. All rezoning under this section shall establish rezoned areas that are compatible with the existing and permitted uses within the original zones. Nothing in this section shall authorize a rezoning, or an agreement to change or retain a zone, that is inconsistent with the Comprehensive Plan.

280-10-4.2 Relationship to shoreland zoning. A parcel rezoned under this section may include land areas subject to **Chapter 270: Shoreland Zoning**, but any provision of a contract zoning amendment adopted by the City Council that removes or modifies any restrictions or limitations imposed by **Chapter 270** shall not take effect until approved by the Commissioner of Environmental Protection as required by 38 M.R.S. § 438-A(3), as may be amended from time to time.

280-10-4.3 Conceptual sketch plan.

280-10-4.3.1 A person wishing to propose contract zoning under this section may, prior to filing an application, submit a conceptual sketch plan to the Site Plan Review Committee together with a sketch plan review fee in such amount as the City Council may from time to time establish by City Council order. The conceptual sketch plan submission shall include, at a minimum, the following information:

280-10-4.3.1.1 A map showing existing and proposed zoning district lines.

280-10-4.3.1.2 The address or exact location of the request, including the Assessor's map references for the property to be rezoned.

280-10-4.3.1.3 The name, address and telephone number of the property owner and of the applicant, if the applicant is not the owner.

280-10-4.3.1.4 Evidence of the applicant's right, title or interest in the property.

280-10-4.3.1.5 A site analysis that describes the major features of the property, allowing the Site Plan Review Committee to make an informed judgment about how it will be used. **§ 275-15**, as may be amended from time to time, shall be used as a guideline for preparation of the site analysis.

280-10-4.3.1.6 A conceptual development plan showing the approximate layout of all buildings, structures, streets, driveways, parking areas and other significant improvements to be constructed on or above the surface of the ground plus any proposed open spaces, conservation areas, buffer areas or other features of the development, but it is not required to show subsurface infrastructure installations, building plans, engineering plans or other details which would be required for a subdivision plan or site plan.

280-10-4.3.1.7 A statement describing the existing use of the property and the proposed new use and development and describing how the proposed contract zone will be consistent with the Comprehensive Plan, shall be consistent with existing and permitted uses within the existing zoning district classification

City Council Order # 16-106.04 Adopted 8-16-2016.

of the property, and shall have beneficial effects on the City as a whole which would not result if the property were developed under the existing zoning district classification.

280-10-4.3.2 Such sketch plan review by the Site Plan Review Committee will not be binding on the applicant or the City but is intended to permit informal evaluation of the proposed rezoning before formal application to the Planning Board. The sketch plan review fee is nonrefundable.

280-10-4.4 Application procedures.

280-10-4.4.1 Application. Notwithstanding §§ 280-10-4.1, any proposal to amend the Official Zoning Map of the City through the establishment of a contract zone shall be filed with the Planning Board. A contract zone application shall be in writing in such form as prescribed by the City and shall include, at a minimum, the following information:

280-10-4.4.1.1 All of the information required to be submitted for the conceptual sketch plan review.

280-10-4.4.1.2 A proposed contract zoning agreement which complies with the requirements of this section.

280-10-4.4.1.3 Any other information requested by the Planning Department and/or the City Engineer.

280-10-4.4.1.4 A nonrefundable application fee in such amount as the City Council may from time to time establish by City Council order.

280-10-4.4.2 Fees.

280-10-4.4.2.1 To help recover costs incurred by the City in the review, administration, site inspection, and public notice associated with the contract zone proposal, the following fees and deposit in such amounts and for such purposes as the City Council may from time to time establish by City Council order shall be paid by the applicant to the City at the time of filing the contract zone application:

280-10-4.4.2.1.1 Publishing and public notice fee;

280-10-4.4.2.1.2 Independent consulting fee, including but not limited to geotechnical, hydrologic, engineering, planning, legal, and similar professional consulting services; and

280-10-4.4.2.1.3 Peer review escrow account.

280-10-4.4.2.2 Such independent consulting and peer review fees shall be subject to the following limitations:

280-10-4.4.2.2.1 Independent consulting fees shall be limited to reasonable and necessary review that exceeds the expertise of City staff or their ability to review the application materials within the time limits otherwise required by law;

280-10-4.4.2.2.2 Such fees shall be assessed only to recover costs directly associated with review of the application submitted by the applicant to whom they are assessed;

280-10-4.4.2.2.3 Such fees shall be reasonable in amount, based upon the consulting or peer review time involved and the complexity of the review;

280-10-4.4.2.2.4 The results of the consultation or peer review for which such fees are assessed shall be available for public review, but such results shall be deemed to have been made solely for the benefit of the City and shall remain its property; and

280-10-4.4.2.2.5 Such fees shall be assessed for the privilege of review and shall be payable without regard to consultation or peer review results or the outcome of the application.

280-10-4.4.2.3 Escrow account. An escrow account shall be established with the City by the applicant to guarantee payment in advance of actual fees assessed pursuant to this **§§ 280-10-4.4**. The original deposit shall be such amount as the City Council may from time to time establish by City Council order. If the balance in the escrow account shall be drawn down by seventy-five percent (75%), the City shall notify the applicant and require that an additional amount be deposited to cover the cost of remaining work. The City shall continue to notify the applicant and require that an additional amount be deposited whenever the balance of the account is drawn down by seventy-five percent (75%) of the original deposit. Any excess amount deposited with the City in advance shall be promptly refunded to the applicant after final action on the application.

280-10-4.4.2.4 Fee disputes. Any dispute regarding the application of this **§§ 280-10-4.4** or the amount required to be paid, either in advance or upon completion, may be appealed in writing within ten (10) days to the City Manager. The City Manager, after due notice and investigation and for good cause shown, may affirm, modify, or reverse the disputed decision or reduce the amount assessed.

280-10-4.4.2.5 Payment of fees required. By submitting an application for contract zoning under this section, the applicant agrees to reimburse the City for the reasonable and necessary fees set forth herein, and the City will not execute the contract zoning agreement until such amounts have been paid in full. In addition, no building permit or certificate of occupancy may be issued nor approved site, subdivision or other plan released until all fees assessed hereunder have been paid in full.

280-10-4.4.2.6 Administration. This **§§ 280-10-4.4** shall be administered by the Planning Director.

280-10-4.5 Public hearing.

280-10-4.5.1 The Planning Board shall conduct a public hearing prior to any property being rezoned under this section. Notice of this hearing shall be posted in the City Clerk's office at least thirteen (13) days prior to each public hearing and shall be published in a newspaper of general circulation within the City at least two (2) times, the date of the first publication to be at least (twelve) 12 days prior to the hearing.

280-10-4.5.2 Notice shall also be sent to the owner or owners of the property to be rezoned and to the owners of all property abutting the property to be rezoned and to the owners of all property located within five-hundred (500) feet of the property to be rezoned at their last known addresses. Notice shall also be sent to a public drinking water supplier if the area to be rezoned is within its source water protection area. This notice shall contain a copy of the proposed conditions and restrictions, with a map indicating the property to be rezoned.

280-10-4.6 City Council action on contract zoning request.

280-10-4.6.1 If the City Council approves a request for contract zoning, the City Council shall simultaneously approve an agreement setting forth the conditions and restrictions to apply to the property, including time limits for compliance with all conditions and restrictions. Such agreement shall include a provision granting the City the power to enforce all conditions and restrictions, both through enforcement action pursuant to this chapter and through legal action for specific performance. The rezoning shall not be effective until the agreement is executed, delivered to the City Council and recorded by the applicant at the York County Registry of Deeds. If the agreement is not recorded at the York County Registry of Deeds within thirty (30) days after the City Council approves the request for rezoning, then the approval shall become void and the rezoning shall not take effect, but the City Council may extend the recording

City Council Order # 16-106.04 Adopted 8-16-2016.

period for an additional thirty (30) days if the request for extension is made prior to the expiration of the original thirty (30)-day period.

280-10-4.6.2 The conditions and restrictions set forth in the agreement shall run with the land and bind all future owners of the land and any other person who claims an interest in the property and may be removed only by subsequent action of the City Council expressly removing, relieving or discharging one (1) or more of the specific conditions or restrictions. If the conditions and restrictions are not fulfilled or complied with within the specified time limits, the City Council may, after review by the Planning Board, extend the time limits or may initiate a rezoning to the original zoning district classification or to another zoning district classification. The City Council may require a bond, escrow agreement, irrevocable letter of credit, or other surety in such amount as is approved by the City Manager as being reasonably necessary to ensure compliance with the conditions or restrictions required by the rezoning and, where necessary to ensure continued compliance, may require such surety to remain in effect after occupancy of rezoned property. Such surety shall be posted before the agreement is recorded at the York County Registry of Deeds.

280-10-4.7 Land use reviews.

280-10-4.7.1 Where site plan or subdivision review is required for the use proposed in the rezoning request, the Planning Board may conduct the site plan or subdivision review concurrently with its review of the request for rezoning, and the public hearing required by **§§ 280-10-4.5** may be conducted simultaneously with a public hearing conducted as part of site plan or subdivision review. If the Planning Board determines that the proposed development meets such land use approval standards, the Planning Board shall grant preliminary, provisional approval to the plans, subject to enactment of the contract zoning amendment by the City Council. The Planning Board shall also advise the applicant of any changes or revisions to the proposed contract zoning agreement necessary to conform to the Planning Board's preliminary approval of the plan.

280-10-4.7.2 After the contract zoning agreement is recorded in the York County Registry of Deeds, the Planning Board shall complete its final site plan review of the development proposal and final subdivision review, if required. In the case of a subdivision, the Planning Board shall adopt as its findings under 30-A M.R.S. § 4404(9) and **Chapter 275: Subdivision of Land**, the findings made by the City Council regarding consistency with the Comprehensive Plan.

280-10-4.7.3 Notwithstanding any other provision of this section, where the development proposed in a request for contract zoning is designed to be constructed in phases and the Planning Board concludes that it would be impractical to require preliminary subdivision and/or site plan review and approval of all phases before approval of the contract zoning amendment, the Planning Board, in its discretion, may waive the provisions of this section requiring the Planning Board to approve a preliminary plan before the City Council takes final action on the contract zoning amendment, but only with respect to phases subsequent to the first phase of the development to be constructed. If the Planning Board grants such a waiver, the City shall include a phasing schedule in the contract zoning agreement, specifying the dates for completion of the subdivision and/or site plan review, and may reserve in the contract zoning agreement the right of the City Council to review the plans for subsequent phases prior to their construction.

280-10-4.8 Contract zoning agreement.

280-10-4.8.1 Conditions and restrictions imposed under the authority of this section shall relate only to the physical development and operation of the property and may include, by way of example:

280-10-4.8.1.1 Limitations on the number and types of uses permitted;

280-10-4.8.1.2 Restrictions on the scale and density of development;

280-10-4.8.1.3 Specifications for the design and layout of building and other improvements, including landscaping;

280-10-4.8.1.4 Schedules for commencement and completion of construction;

280-10-4.8.1.5 Performance guarantees securing completion and maintenance of improvements, including landscaping, and guarantees against defects;

280-10-4.8.1.6 Preservation of open space and buffers, and protection of natural areas and historic sites;

280-10-4.8.1.7 Contributions toward the provision of municipal services required by the development;

280-10-4.8.1.8 Provisions for enforcement and remedies for breach of any condition or restriction; and

280-10-4.8.1.9 Provisions for reservation or dedication of land for public purposes.

280-10-4.8.2 The City Council may impose conditions under this section that are more restrictive than the applicable requirements of this chapter.

280-10-4.9 No rights created before City Council vote. The submission of a request for contract zoning under this section, the payment of application fees, or the expenditure of funds by the applicant in presenting such a request shall not create any vested rights in the application. The availability of contract zoning under this section shall not be construed as creating any entitlement to approval of any request. The decision whether or not to rezone remains committed to the City Council, exercising its sole and exclusive judgment as the legislative body of the City.

280-10-4.10 Time period for renewal of contract zoning request. No proposal to amend the Official Zoning Map under this section shall be entertained within one (1) year from the date of denial of the same request.

Article XI. Zone Requirements

§ 280-11-1. General provisions.

All land use activities within the City shall conform to the use, development, and performance standards of the zone in which such use is located. Throughout this article reference is made to the **Table of Land Uses**^[1] in which permitted uses, uses allowed with site plan review, and conditional uses are organized by categories of use, such as residential uses or institutional uses. These headings or categories shall carry no legal meaning, but rather serve only for organizational purposes.

[1] *Editor's Note: The **Table of Land Uses** is included at the end of this chapter.*

§ 280-11-2. Rural Residential Zone (RR).

280-11-2.1 Purpose. The purpose of the Rural Residential (RR) Zone is to provide areas in the City which promote high-quality rural residential environments in sections of the community which cannot be served by public water and sewerage systems, while maintaining the rural character of these areas.

280-11-2.2 Permitted uses. *[Amended 3-21-2006]*

280-11-2.2.1 Uses shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the RR Zone.

280-11-2.2.2 Those parcels listed below are considered nonconforming lots of record at the time they were rezoned in 2006 from Residential Development and may be built upon, without the need for a variance, with a single-family detached dwelling, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership and that all provisions of the Residential Development Zone can be met. *[Amended 2-5-2008]*

Parcels Rezoned Residential Development to Rural Residential February 2006 Considered Preexisting Nonconforming				
R8-3	G17-1	G17-3	R8-35B	G17-2
H17-3	R8-30	G17-4	H17-4	G17-8
G17-7	H17-5	R8-6A	G17-6	R8-28
R6-69C	R8-5B	R6-69	R8-5F	R6-69D
H18-11	R8-7	R8-5D	R11-55C	R11-90
R11-55B	R6-56	R8-72C	R8-72D	R8-8

280-11-2.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being permitted with site plan review in the RR Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the provisions of **Article XVI**. Notwithstanding the provisions of the **Table of Land Uses**, any single-family home lawfully in existence as of the date of adoption of this provision that was constructed prior to 1945 and that contains a total gross floor area above ground of at least one-thousand-eight-hundred (1,800) square feet may be converted to a two (2)-family dwelling provided that it complies with the following:

280-11-2.3.1 A development plan for the conversion is approved in accordance with the provisions of **Article XVI**;

280-11-2.3.2 The gross floor area of the building is not increased; and

280-11-2.3.3 Parking is provided in accordance with the provisions of this chapter.

280-11-2.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional uses in the RR Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XII** and **XVI**.

280-11-2.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review or a conditional use in the RR Zone shall be prohibited within the RR Zone.

280-11-2.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the RR Zone shall be used in accordance with the following standards.

280-11-2.6.1 Space and bulk standards.

280-11-2.6.1.1 Maximum net residential density: one (1) dwelling unit per two (2) net acres.

280-11-2.6.1.2 Minimum lot size: see **§§ 280-11-2.6.1.2.5**.

280-11-2.6.1.3 Minimum lot area per dwelling unit: see **§§ 280-11-2.6.1.2.5**.

280-11-2.6.1.4 Minimum street frontage:

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-2.6.1.4.1 Arterial or collector in designated resource conservation areas: three-hundred (300) feet.

280-11-2.6.1.4.1.1 Route 11A from Hanson Ridge Road to Harry Howes Road.

280-11-2.6.1.4.1.2 The Hanson Ridge Road.

280-11-2.6.1.4.2 Arterial: two-hundred (250) feet.

280-11-2.6.1.4.3 Collector: two-hundred-fifty (250) feet.

280-11-2.6.1.4.4 Existing local street: two-hundred (200) feet.

280-11-2.6.1.4.5 Proposed local street: one-hundred (100) feet.

280-11-2.6.1.5 Minimum front setback (principal and accessory buildings).

280-11-2.6.1.5.1 Arterial: seventy-five (75) feet.

280-11-2.6.1.5.2 Collector: forty (40) feet.

280-11-2.6.1.5.3 Existing local street: forty (40) feet.

280-11-2.6.1.5.4 Proposed local street: twenty-five (25) feet.

280-11-2.6.1.6 Minimum side and rear setbacks.

280-11-2.6.1.6.1 Principal residential buildings: fifteen (15) feet.

280-11-2.6.1.6.2 Combined side setbacks of residential buildings: forty (40) feet.

280-11-2.6.1.6.3 Accessory buildings or structures: fifteen (15) feet, except when they directly abut a building used for agricultural purposes.

280-11-2.6.1.6.4 Nonresidential buildings or structures: one (1) foot for each foot of height but not less than thirty (30) feet, excluding agricultural buildings.

280-11-2.6.1.7 Minimum vegetated area, side and rear, nonresidential use: twenty (20) feet.

280-11-2.6.1.8 Maximum height.

280-11-2.6.1.8.1 Residential buildings and structures: thirty-five (35) feet.

280-11-2.6.1.8.2 Nonresidential buildings and structures: fifty-five (55) feet.

280-11-2.6.1.8.3 Transmitter towers and wind generators: none.

280-11-2.6.2 Development standards. In addition to the space and bulk standards set forth in **§§ 280-11-2.6**, the following standards shall apply as indicated:

280-11-2.6.2.1 Subdivisions. The division of any parcel of land containing ten (10) or more acres as of the date of adoption of this subsection shall:

280-11-2.6.2.1.1 Be a cluster subdivision meeting the requirements of **§ 280-15-4**; or

280-11-2.6.2.1.2 Conform to the following development standards:

280-11-2.6.2.1.2.1 Access to all new lots shall be from an existing or proposed local street as defined in this chapter unless no other reasonable alternative is feasible as determined by the Planning Board.

280-11-2.6.2.1.2.2 A forty (40)-foot area adjacent to any existing street or road shall be maintained as a vegetated buffer.

280-11-2.6.2.1.2.3 Where tree lines or wooded areas exist along existing streets or roads, an effort shall be made to preserve these features and suitable provisions made to protect them through deed covenants or easements.

280-11-2.6.2.1.2.4 The layout of lots and the placement of buildings on lots shall respect natural features, including wetlands, streams, and wildlife habitat, as well as existing site features, such as tree lines and stone walls. In approving plans for subdivisions, the Planning Board may require the identification of building envelopes within which all construction and development shall occur.

280-11-2.6.2.2 Reuse of agricultural buildings. Agricultural buildings existing as of the date of adoption of this section may be reused for nonresidential purposes subject to the following limitations:

280-11-2.6.2.2.1 There is no retail sale of goods not otherwise allowed in the zone.

280-11-2.6.2.2.2 The nonresidential activity occurs completely within the agricultural building and there is no outside storage of materials, equipment, or products.

280-11-2.6.2.2.3 The architectural character of the building is maintained.

280-11-2.6.2.2.4 Exterior changes in the structure shall be limited to minor changes and/or additions needed to provide access or comply with code requirements.

280-11-2.6.2.3 Outdoor storage of machinery, equipment, materials, or products. Any outdoor storage permitted in conjunction with an allowed nonresidential use shall be screened from view from any public street or road or adjacent lot in residential use by fencing or sight-impervious vegetation or a combination thereof. This requirement shall not apply to the normal use and storage of farm equipment in conjunction with an agricultural use.

280-11-2.6.2.4 Child-care centers or nursery schools for more than thirteen (13) children. In addition to the requirements of a conditional use, child-care centers or nursery schools with thirteen (13) or more children shall comply with the following additional standards:

280-11-2.6.2.4.1 Minimum lot size shall be two (2) acres.

280-11-2.6.2.4.2 The lot or parcel shall have frontage on an arterial or collector road as required in **§§ 280-15-4**. When a lot fronts on both an arterial and collector road, access shall be from the collector road unless otherwise approved by the Planning Board. Access may be from a local street upon a finding from the Planning Board that use of such street as access is appropriate considering the surrounding uses.

280-11-2.6.2.4.3 All building improvements associated with the proposed use shall meet the front, side and rear setbacks provided in **§§ 280-15-4**. All nonstructural improvements associated with the proposed use, including but not limited to all play equipment, shall have a side and rear setback of thirty (30) feet.

280-11-2.6.2.4.4 The use shall serve a maximum of forty-nine (49) children.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-2.6.2.4.5 The use shall occur either within a single-family detached dwelling or a separate structure. When the proposed use will be located in a separate structure, the structure shall be used exclusively for the child-care center or nursery school.

280-11-2.6.2.1.2.5 Individual lot sizes. The creation of any individual lot shall conform to the maximum net residential density provision of one (1) dwelling unit per two (2) net acres. Individual lots may be as small as forty-thousand (40,000) square feet provided that the cumulative net residential density of all lots created from the original parcel conforms to the density standard. If a lot with a lot area of less than two (2) net acres or less than two (2) net acres per proposed dwelling unit is proposed to be created, the owner shall provide the Code Enforcement Officer with written evidence that the lot will be in conformance with the maximum net residential density requirement of one (1) dwelling unit per two (2) net acres. This evidence may include, but is not limited to, the following:

280-11-2.6.2.1.2.5.1 Evidence that the lot is part of an approved subdivision that conforms to the maximum density requirement.

280-11-2.6.2.1.2.5.2 Evidence that the proposed lots, in conjunction with other lots created from the same parcel, conforms to the maximum density requirement.

280-11-2.6.2.1.2.5.3 Evidence that, in addition to the proposed lots, a conservation area on the same parcel, adequate to allow the combination of the lots and conservation area to conform to the maximum density requirement, has been permanently restricted from development through a conservation or similar easement.

280-11-2.6.3 Performance standards. Uses within the RR Zone shall conform to all applicable performance standards, including but not limited to the following

280-11-2.6.3.1 § 280-15-1: Groundwater protection standards.

280-11-2.6.3.2 § 280-15-2: Watershed performance standards.

280-11-2.6.3.3 § 280-15-4: Residential cluster development standards.

280-11-2.6.3.4 § 280-15-5: Manufactured housing.

280-11-2.6.3.5 § 280-15-6: Mineral extraction standards.

280-11-2.6.3.6 § 280-15-7: Archaeological and historic resources.

280-11-2.6.3.7 § 280-15-10: Medical marijuana standards. *[Added 7-19-2016]*

280-11-2.7 Overlay districts.

280-11-2.7.1 Areas within the RR Zone are located within the Shoreland Overlay Zone as defined by **Chapter 270: Shoreland Zoning**. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-2.7.2 Areas within the RR Zone may be located within the Airport Protection Overlay Zone as defined in **§280-11-9**. The provisions of that section shall apply to all use of land within the Airport Protection Overlay Zone.

280-11-2.2.8 Flood management. Areas of the RR Zone which are located within flood hazard areas as defined by **Chapter 265: Floodplain Management** shall additionally comply with the terms of that chapter.

§ 280-11-3. Rural Mixed Use Zone (RMU).

280-11-3.1 Purpose. The purpose of the Rural Mixed Use (RMU) Zone is to provide areas in the City which foster a working rural environment, including a mix of residential and traditional rural uses, while maintaining the rural character of these areas.

280-11-3.2 Permitted uses. Uses shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the RMU Zone.

280-11-3.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being permitted with site plan review in the RMU Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the provisions of **Article XVI**.

280-11-3.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional uses in the RMU Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XIII** and **XVI**.

280-11-3.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review, or a conditional use in the RMU Zone shall be prohibited within the RMU Zone.

280-11-3.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the RMU Zone shall be used in accordance with the following standards.

280-11-3.6.1 Space and bulk standards.

280-11-3.6.1.1 Maximum net residential density: one (1) dwelling unit per two (2) net acres.

280-11-3.6.1.2 Minimum lot size: See **§§ 280-11-3.6.2.1.2.5**.

280-11-3.6.1.3 Minimum lot area per dwelling unit: See **§§ 280-11-3.6.2.1.2.5**.

280-11-3.6.1.4 Minimum street frontage.

280-11-3.6.1.4.1 Arterial: two-hundred-fifty (250) feet.

280-11-3.6.1.4.2 Collector: two-hundred-fifty (250) feet.

280-11-3.6.1.4.3 Existing local street: two-hundred (200) feet.

280-11-3.6.1.4.4 Proposed local street: one-hundred (100) feet.

280-11-3.6.1.5 Minimum front setback (principal and accessory buildings).

280-11-3.6.1.5.1 Arterial: seventy-five (75) feet.

280-11-3.6.1.5.2 Collector: forty (40) feet.

280-11-3.6.1.5.3 Existing local street: forty (40) feet.

280-11-3.6.1.5.4 Proposed local street: twenty-five (25) feet.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-3.6.1.6 Minimum side and rear setbacks.

280-11-3.6.1.6.1 Principal residential buildings: fifteen (15) feet.

280-11-3.6.1.6.2 Combined side setbacks of residential buildings: forty (40) feet.

280-11-3.6.1.6.3 Accessory buildings or structures: fifteen (15) feet, except when they directly abut an agricultural building.

280-11-3.6.1.6.4 Nonresidential buildings or structures: one (1) foot for each foot of height but not less than thirty (30) feet, excluding agricultural buildings

280-11-3.6.1.7 Minimum vegetated area, side and rear, nonresidential use: twenty (20) feet.

280-11-3.6.1.8 Maximum height.

280-11-3.6.1.8.1 Residential buildings and structures: thirty-five (35) feet.

280-11-3.6.1.8.2 Nonresidential buildings and structures: fifty (55) feet.

280-11-3.6.1.8.3 Wind generators: none.

280-11-3.6.2 Development standards. In addition to the space and bulk standards set forth in **§§ 280-11-3-6-1**, the following standards shall apply as indicated:

280-11-3.6.2.1 Subdivisions. The division of any parcel of land containing ten (10) or more acres as of the date of adoption of this subsection shall:

280-11-3.6.2.1.1 Be a cluster subdivision meeting the requirements of **§ 280-15-4**; or

280-11-3.6.2.1.2 Conform to the following development standards:

280-11-3.6.2.1.2.1 Access to all new lots shall be from an existing or proposed local street as defined in this chapter unless no other reasonable alternative is feasible as determined by the Planning Board.

280-11-3.6.2.1.2.2 A forty (40)-foot area adjacent to any existing street or road shall be maintained as a vegetated buffer.

280-11-3.6.2.1.2.3 Where tree lines or wooded areas exist along existing streets or roads, an effort shall be made to preserve these features and suitable provisions made to protect them through deed covenants or easements.

280-11-3.6.2.1.2.4 The layout of lots and the placement of buildings on lots shall respect natural features, including wetlands, streams, and wildlife habitat, as well as existing site features, such as tree lines and stone walls. In approving plans for subdivisions, the Planning Board may require the identification of building envelopes within which all construction and development shall occur.

280-11-3.6.2.1.2.5 Individual lot sizes. The creation of any individual lot shall conform to the maximum net residential density provision of one (1) dwelling unit per two (2) net acres. Individual lots may be as small as forty-thousand (40,000) square feet provided that the cumulative net residential density of all lots created from the original parcel conforms to the density standard. If a lot with a lot area of less than two (2) net acres or less than two (2) net acres per proposed dwelling unit is proposed to be created, the owner shall provide the Code Enforcement Officer with written evidence that the lot will be in

City Council Order # 16-106.04 Adopted 8-16-2016.

conformance with the maximum net residential density requirement of one (1) dwelling unit per two (2) net acres. This evidence may include, but is not limited to, the following:

280-11-3.6.2.1.2.5.1 Evidence that the lot is part of an approved subdivision that conforms to the maximum density requirement.

280-11-3.6.2.1.2.5.2 Evidence that the proposed lots, in conjunction with other lots created from the same parcel, conforms to the maximum density requirement.

280-11-3.6.2.1.2.5.3 Evidence that, in addition to the proposed lots, a conservation area on the same parcel, adequate to allow the combination of the lots and conservation area to conform to the maximum density requirement, has been permanently restricted from development through a conservation or similar easement.

280-11-3.6.2.2 Reuse of agricultural buildings. Agricultural buildings existing as of the date of adoption of this section may be reused for nonresidential purposes subject to the following limitations:

280-11-3.6.2.2.1 There is no retail sale of goods not otherwise allowed in the zone.

280-11-3.6.2.2.2 The nonresidential activity occurs completely within the agricultural building and there is no outside storage of materials, equipment, or products.

280-11-3.6.2.2.3 The architectural character of the building is maintained.

280-11-3.6.2.2.4 Exterior changes in the structure shall be limited to minor changes and/or additions needed to provide access or comply with code requirements.

280-11-3.6.2.3 Outdoor storage of machinery, equipment, materials, or products. Any outdoor storage permitted in conjunction with an allowed nonresidential use shall be screened from view from any public street or road or adjacent lot in residential use by fencing or sight-impervious vegetation or a combination thereof. This requirement shall not apply to the normal use and storage of farm equipment in conjunction with an agricultural use.

280-11-3.6.2.4 Access limitations to Route 4. In addition to the general access limitations set forth in §§ **280-14-4** and **280-14-5**, any nonresidential use, including home businesses, located on a lot with frontage on Route 4 shall either:

280-11-3.6.2.4.1 Obtain its vehicular access from an existing or proposed local street, or

280-11-3.6.2.4.2 Provide for the coordination of vehicular access with abutting properties where feasible through the use of shared or combined access drives, the creation of marginal access roads, or the interconnection of parking and service areas. The Planning Board or the Site Plan Review Committee may waive this requirement during site plan review under **Article XVI** if access is not feasible because of existing conditions, the layout of lots, or physical conditions of the site or adjoining lots.

280-11-3.6.2.5 Residential buffer. Any commercial or industrial use, as identified in the **Table of Land Uses**, that abuts a lot located in a Single Family Residential Zone shall maintain a fifty (50)-foot buffer strip along the adjoining lot line. This buffer strip shall be maintained as a vegetated area and shall not be used for parking, storage, display of materials, placement of dumpsters, or similar items. A visual barrier shall be established within the buffer strip by landscaping and/or fencing.

280-11-3.6.2.6 Child-care centers or nursery schools for more than thirteen (13) children. In addition to the requirements of a conditional use, child-care centers or nursery schools with thirteen (13) or more children shall comply with the following additional standards:

280-11-3.6.2.6.1 Minimum lot size shall be two (2) acres.

280-11-3.6.2.6.2 The lot or parcel shall have frontage on an arterial or collector road as required in §§ **280-11-3.6**. When a lot fronts on both an arterial and/or collector road, access shall be from the collector road unless otherwise approved by the Planning Board. Access may be from a local street upon a finding from the Planning Board that use of such street as access is appropriate considering the surrounding uses.

280-11-3.6.2.6.3 All building improvements associated with the proposed use shall meet the front, side and rear setbacks provided in §§ **280-11-3.6.1**. All nonstructural improvements associated with the proposed use, including but not limited to all play equipment, shall have a side and rear setback of thirty (30) feet.

280-11-3.6.2.6.4 The use shall serve a maximum of forty-nine (49) children.

280-11-3.6.2.6.5 The use shall occur either within a single-family detached dwelling or a separate structure. When the proposed use will be located in a separate structure, the structure shall be used exclusively for the child-care center or nursery school use.

280-11-3.6.3 Performance standards. Uses within the RMU Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-3.6.3.1 § **280-15-1**: Groundwater protection standards.

280-11-3.6.3.2 § **280-15-2**: Watershed performance standards.

280-11-3.6.3.3 § **280-15-4**: Residential cluster development standards.

280-11-3.6.3.4 § **280-15-5**: Manufactured housing.

280-11-3.6.3.5 § **280-15-6**: Mineral extraction standards.

280-11-3.6.3.6 § **280-15-7**: Archaeological and historic resources.

280-11-3.6.3.7 § **280-15-10**: Medical marijuana standards. *[Added 7-19-2016]*

280-11-3.7 Overlay districts.

280-11-3.7.1 Areas within the RMU Zone are located within the Shoreland Overlay Zone as defined by **Chapter 270: Shoreland Zoning**. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-3.7.2 Areas within the RMU Zone may be located within the Airport Protection Overlay Zone as defined in § **280-11-9**. The provisions of that section shall apply to all use of land within the Airport Protection Overlay Zone.

280-11-3.8 Flood management. Areas of the RMU Zone which are located within flood hazard areas as defined by **Chapter 365: Floodplain Management** shall additionally comply with the terms of that chapter.

§ **280-11-4. Single-Family Residential Zone (SFR).**

280-11-4.1 Purpose. The purpose of the Single-Family Residential (SFR) Zone is to provide for the protection of existing single-family neighborhoods within the built-up areas of Sanford and Springvale while allowing for infilling and upgrading which is compatible with the existing character of these areas.

280-11-4.2 Permitted uses.

280-11-4.2.1 Uses shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the SRF Zone.

280-11-4.2.2 Notwithstanding the provisions of the **Table of Land Uses**, any two (2)-family dwelling legally existing within the SFR Zone as of the date of adoption of this provision may be maintained, altered, or expanded as if it were a permitted use, provided that any changes comply with all setback and height requirements of the SFR Zone.

280-11-4.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being permitted with site plan review in the SFR Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the provisions of **Article XVI**. Notwithstanding the provisions of the **Table of Land Uses**, any single-family home lawfully in existence as of the date of adoption of this provision that was constructed prior to 1945 and that contains a total gross floor area above ground of at least one-thousand-eight-hundred (1,800) square feet may be converted to a two (2)-family dwelling provided that it complies with the following:

280-11-4.3.1 A development plan for the conversion is approved in accordance with the provisions of **Article XVI**;

280-11-4.3.2 The gross floor area of the building is not increased; and

280-11-4.3.3 Parking is provided in accordance with the provisions of this chapter.

280-11-4.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional uses in the SFR Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XIII** and **XVI**.

280-11-4.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review, or a conditional use in the SFR Zone shall be prohibited within the SFR Zone.

280-11-4.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the SFR Zone shall be used in accordance with the following standards.

280-11-4.6.1 Space and bulk standards.

280-11-4.6.1.1 Maximum net residential density.

280-11-4.6.1.1.1 Basic: four (4) dwelling units per net acre.

280-11-4.6.1.1.2 With development review: up to six (6) dwelling units per net acre.

280-11-4.6.1.2 Minimum lot size.

280-11-4.6.1.2.1 Basic: ten-thousand (10,000) square feet.

280-11-4.6.1.2.2 With development review: not less than six-thousand-five-hundred (6,500) square feet.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-4.6.1.2.3 Any use that disposes of wastes by means of subsurface waste disposal shall comply with the requirements of the State Minimum Lot Size Law as set forth in 12 M.R.S. § 4807 et seq. for a single-family home, the minimum lot size under the state law is twenty-thousand (20,000) square feet.

280-11-4.6.1.3 Minimum street frontage.

280-11-4.6.1.3.1 Basic: seventy-five (75) feet.

280-11-4.6.1.3.2 With development review: sixty-five (65) feet.

280-11-4.6.1.4 Front setback (principal and accessory buildings).

280-11-4.6.1.4.1 Where the existing buildings have a uniform setback relationship to the street, any new building or alteration of an existing building shall maintain the existing relationship.

280-11-4.6.1.4.2 Where a uniform setback relationship does not exist, the minimum front setback shall be twenty-five (25) feet.

280-11-4.6.1.5 Minimum side and rear setbacks.

280-11-4.6.1.5.1 Principal buildings: ten (10) feet.

280-11-4.6.1.5.2 Accessory buildings: ten (10) feet.

280-11-4.6.1.6 Maximum height.

280-11-4.6.1.6.1 Principal buildings: thirty-five (35) feet.

280-11-4.6.1.6.2 Accessory buildings and structures: thirty-five (35) feet.

280-11-4.6.2 Development standards. In addition to the space and bulk standards set forth in **§§ 280-11-4.6.1**, the following standards shall apply as indicated:

280-11-4.6.2.1 Development review.

280-11-4.6.2.1.1 If the average net residential density of abutting residential lots is greater than four (4) units per acre, the maximum net residential density of the subject parcel shall be the average of the abutting properties to a maximum of six (6) units per net acre, provided that the project receives site plan approval and the Planning Board finds that it conforms to the following standards:

280-11-4.6.2.1.1.1 The size of the proposed building is comparable to the size of residential structures on abutting lots; and

280-11-4.6.2.1.1.2 The building's placement on the lot with respect to front and side lot lines is similar to the pattern of existing developed lots.

280-11-4.6.2.1.2 In addition, the minimum lot size may be reduced to the average of abutting residential lots but not less than six-thousand-five-hundred (6,500) square feet, and the minimum street frontage may be reduced to not less than sixty-five (65) feet.

280-11-4.6.2.2 Use of front yard. Parking of motor vehicles in the area between the front property line and the wall of the building or structure closest to the street and running the full width of the property shall be allowed only on driveways. No other parking of vehicles shall be permitted in this area.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-4.6.2.3 Reduced side and rear setbacks for accessory structures. The required side and rear setback for accessory buildings and structures may be reduced to not less than two (2) feet subject to the following:

280-11-4.6.2.3.1 The relationship of the structure to the side and/or rear lot line shall conform to the established pattern on abutting residential lots;

280-11-4.6.2.3.2 The accessory structure shall be located at least ten (10) feet from any other structure on the same or an abutting lot;

280-11-4.6.2.3.3 The owners of the abutting lots adjacent to the encroachment approves of the reduced setback in writing, and

280-11-4.6.2.3.4 The Fire Department approves of the reduced setback in writing.

280-11-4.6.2.4 Commercial vehicle parking accessory to an allowed residential use. Overnight parking of not more than one (1) commercial vehicle shall be permitted in conjunction with an allowed residential use, provided that:

280-11-4.6.2.4.1 The vehicle is parked on the same lot as the residential use;

280-11-4.6.2.4.2 The vehicle is regularly driven by a resident of the premises; and

280-11-4.6.2.4.3 The commercial vehicle is not over one (1) ton in size.

280-11-4.6.3 Performance standards. Uses within the SFR Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-4.6.3.1 § 280-15-1: Groundwater protection standards.

280-11-4.6.3.2 § 280-15-2: Watershed performance standards.

280-11-4.6.3.3 § 280-15-4: Residential cluster development standards.

280-11-4.6.3.4 § 280-15-5: Manufactured housing.

280-11-4.6.3.5 § 280-15-7: Archaeological and historic resources.

280-11-4.6.3.6 § 280-15-10: Medical marijuana standards.

280-11-4.7 Overlay Districts.

280-11-4.7.1 Areas within the SFR Zone are located within the Shoreland Overlay Zone as defined by **Chapter 270: Shoreland Zoning**. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-4.7.2 Areas within the SFR Zone may be located within the Airport Protection Overlay Zone as defined in § 280-11-9. The provisions of that section shall apply to all use of land within the Airport Protection Overlay Zone.

280-11-4.8 Flood management. Areas of the SFR Zone which are located within flood hazard areas as defined by **Chapter 265: Floodplain Management** shall additionally comply with the terms of that chapter.

§ 280-11-5. Residential Development Zone (RD).

280-11-5.1 Purpose. The purpose of the Residential Development (RD) Zone is to provide areas in the City for the extension of a compact pattern of residential development in areas where public sewer and water service can be extended.

280-11-5.2 Permitted uses. Uses shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the RD Zone.

280-11-5.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being permitted with site plan review in the RD Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the provisions of **Article XVI**.

280-11-5.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional uses in the RD Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XIII** and **XVI**.

280-11-5.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review, or a conditional use in the RD Zone shall be prohibited within the RD Zone.

280-11-5.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the RD Zone shall be used in accordance with the following standards.

280-11-5.6.1 Space and bulk standards.

280-11-5.6.1.1 Maximum net residential density.

280-11-5.6.1.1.1 Basic: six (6) dwelling units per net acre.

280-11-5.6.1.1.2 With density bonus: ten (10) dwelling units per net acre.

280-11-5.6.1.2 Minimum lot size.

280-11-5.6.1.2.1 Single-family dwelling: seven-thousand-five-hundred (7,500) square feet.

280-11-5.6.1.2.2 Other uses: ten-thousand (10,000) square feet.

280-11-5.6.1.3 Minimum street frontage: eighty (80) feet.

280-11-5.6.1.4 Minimum front setback (principal and accessory buildings): twenty-five (25) feet.

280-11-5.6.1.5 Minimum side and rear setbacks: ten (10) feet.

280-11-5.6.1.6 Maximum height: thirty-five (35) feet.

280-11-5.6.2 Development standards. In addition to the space and bulk standards set forth in **§§ 280-11-5.6**, the following standards shall apply as indicated:

280-11-5.6.2.1 Connection to public sewerage system. Any new development other than the construction of a new single-family home on an existing lot shall be connected to the public sewerage system operated by the Sewerage District. Any change in use and/or expansion of an existing building or expansion or change in use of a parcel of land which increases the design sewage flow as determined by the Maine

City Council Order # 16-106.04 Adopted 8-16-2016.

State Plumbing Code by more than twenty-five percent (25%) shall be permitted only if the use is connected to the public sewerage system.

280-11-5.6.2.2 Density bonus. The maximum net residential density shall be increased to ten (10) dwelling units per net acre for any project which the Planning Board finds in conformance with the following standards:

280-11-5.6.2.2.1 The overall layout of the streets, lots, and buildings creates a neighborhood which has an urban character with a pedestrian orientation.

280-11-5.6.2.2.2 The buildings are oriented to the streets in an urban fashion with buildings fronting on the streets.

280-11-5.6.2.2.3 Parking and service areas are located to the side and rear of the buildings.

280-11-5.6.2.2.4 The layout provides for varying lot frontages and side setbacks.

280-11-5.6.2.2.5 Provisions are made for sidewalks or other pedestrian ways linking the neighborhood.

280-11-5.6.2.3 Accessory office and retail uses. Projects meeting the standards of **§§ 280-11-5.6.2.2** may provide for low-intensity nonresidential use of not more than five percent (5%) of the total lot area of the project. These nonresidential uses shall be designed as part of the overall project and shall be limited to business and professional offices, business and personal services, and limited retail stores as defined in this chapter, subject to the granting of a conditional use permit by the Planning Board. These types of uses shall not otherwise be permitted within the zone.

280-11-5.6.2.4 Commercial vehicle parking accessory to an allowed residential use. Overnight parking of not more than one (1) commercial vehicle shall be permitted in conjunction with an allowed residential use, provided that:

280-11-5.6.2.4.1 The vehicle is parked on the same lot as the residential use;

280-11-5.6.2.4.2 The vehicle is regularly driven by a resident of the premises; and

280-11-5.6.2.4.3 The commercial vehicle is not over one (1) ton in size.

280-11-5.6.3 Performance standards. Uses within the RD Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-5.6.3.1 **§ 280-15-1:** Groundwater protection standards.

280-11-5.6.3.2 **§ 280-15-2:** Watershed performance standards.

280-11-5.6.3.3 **§ 280-15-4:** Residential cluster development standards.

280-11-5.6.3.4 **§ 280-15-5:** Manufactured housing.

280-11-5.6.3.5 **§ 280-15-7:** Archaeological and historic resources.

280-11-5.6.3.6 **§ 280-15-10:** Medical marijuana standards. *[Added 7-19-2016]*

280-11-5.7 Overlay districts. Areas within the RD Zone are located within the Shoreland Overlay Zone as defined by **Chapter 270: Shoreland Zoning**. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-5.8 Flood management. Areas of the RD Zone which are located within flood hazard areas as defined by **Chapter 265: Floodplain Management**, shall additionally comply with the terms of that chapter.

§ 280-11-6 Urban Zone (U).

280-11-6.1 Purpose. The purpose of the Urban (U) Zone is to provide areas for urban commercial centers within the built-up areas of the City which promote an urban rather than a suburban character of development. The development is characterized as vertical mixed use which emphasizes mixed uses in a structure, typically having two (2) or more stories, with a streetscape that encourages reduced traffic speeds and increased walkability.

280-11-6.2 Permitted uses. Uses, shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the U Zone.

280-11-6.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being permitted with site plan review in the U Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the guidelines and provisions of **Article XVI**.

280-11-6.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional uses in the U Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XIII** and **XVI**.

280-11-6.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review, or a conditional use in the U Zone shall be prohibited.

280-11-6.6 Standards.

280-11- 6.6.1 All land and non-residential structures, except for single-family and two (2) family dwellings, and their accessory structures, shall be erected, structurally altered, enlarged, moved and used in accordance with the provisions of **Article XVI**.

280-11- 6.6.2 Front setback (principal and accessory buildings):

280-11-6.6.2.2.1 Where existing buildings have a uniform setback relationship to the street, any new building or alteration of an existing building shall maintain the existing relationship.

280-11-6.6.2.2 Where a uniform setback relationship does not exist, or abutting lots are not residentially developed, the minimum front yard setback shall be twenty (20) feet.

280-11-6.6.2.3 Notwithstanding **§§ 280-11-6.6.2.2**, an attached, unenclosed porch may be added to a legally existing nonconforming principal and accessory structures that does not meet the setback requirement of this section if such addition or expansion:

280-11.6.6.2.3.1 Does not further encroach on the setback than other portions of the existing nonconforming principal and accessory structures and

280-11.6.6.2.3.2 Is added to or enlarged in such a manner to maintain the existing relationship to the street.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-6.6.3 Reuse of existing residential structures. Any residential structure with at least one-thousand-seventy (1,070) square feet of above-ground floor space existing as of the date of adoption of this section may be reused for any residential use permitted in the U Zone without conforming to the maximum net residential density requirements of the zone in which it was located prior to its redesignation in the U Zone, provided that the reuse conforms to all of the following requirements:

280-11- 6.6.3.1 A site plan for the reuse is approved in accordance with the provisions of **Article XVI**;

280-11- 6.6.3.2 The gross floor area of the building is not increased except to provide access;

280-11- 6.6.3.3 Parking is provided in accordance with the provisions of this chapter; and

280-11- 6.6.3.4 Any residential dwelling unit created under this provision complies with the following minimum floor area requirements based on the type of unit:

280-11- 6.6.3.4.1 One (1)-bedroom unit: not less than five-hundred-thirty-five (535) square feet.

280-11- 6.6.3.4.2 Two (2)-bedroom unit: not less than seven-hundred-twenty (720) square feet.

280-11- 6.6.3.4.3 Three (3)-bedroom unit: not less than nine-hundred-twenty (920) square feet.

280-11- 6.6.3.4.4 Four (4)-or more bedroom unit: not less than one-thousand-one-hundred-twenty (1,120) square feet.

280-11-6.6.4 Design standards. Any proposal involving the change of use of an existing building, expansion of the gross floor area of an existing building, or construction of a new building or structure in the Sanford Downtown or Springvale Village Design District Overlay Zones, shall conform to the design standards of **§ 280-15-11** and solicit review and comment by the Design Review Committee in conformance with **§§ 280-16-4.3** and **280-16-5.4** prior to final review by the Planning Board or the Site Plan Review Committee.

280-11-6.6.5 For the construction of new single-family or two-family units the Code Enforcement Officer shall review and approve the application subject to any and all applicable state or local construction and/or fire codes, and the following:

280-11-6.6.5.1 Off-street parking. Any new off-street parking shall be located to the side or rear of the principal building. No new off-street parking for a nonresidential use shall be located in the area between the front property line and the wall of the building or structure closest to the street and running the full width of the property.

280-11-6.6.5.2 Lighting. Illumination from exterior lighting shall be shielded, directed downward, and contained on the property, except as otherwise provided for in **§§ 280-15-11.2** and **280-15-11.5.8.2**, Design District standards.

280-11-6.6.5.3 Building design.

280-11-6.6.5.3.1 The architectural design of any new buildings shall be compatible with the architectural style of neighboring buildings fronting on the same street. In determining the compatibility of any new building with the Design District Standards, the Code Enforcement Officer, Planning Director, Planning Board or Site Plan Review Committee shall consider the recommendations of the Design Review

Committee on the scale and massing of the structure, the setback and orientation of the building to the street, the relative proportion of the height and width of the building as seen from the street, the overall height of the building, the roof style and pitch, the location and sizes of windows, and the exterior surface materials.

280-11-6.6.5.3.2 Use of the front yard. In addition to the provision in §§ 280-11-6.6.5.1 dealing with the location of nonresidential off-street parking, parking of motor vehicles for all other uses in the area between the front property line and the wall of the building or structure closest to the street and running the full width of the property shall only be allowed on driveways with a maximum width of twenty (20) feet. No other parking of vehicles shall be permitted in this area.

280-11-6.6.5.3.3 Reduced side and rear setbacks for accessory structures. The required side and rear setback of ten (10) feet for accessory buildings and structures may be reduced to not less than two (2) feet subject to the following:

280-11-6.6.5.3.3.1 The relationship of the structure to the side and/or rear lot line shall conform to the uniform setback relationship on abutting lots;

280-11-6.6.5.3.3.2 The accessory structure shall be located at least ten (10) feet from any other structure on the same or an abutting lot;

280-11-6.6.5.3.3.3 The owners of the abutting lots adjacent to the encroachment approves of the reduced setback in writing; and

280-11-6.6.5.3.3.4 The Fire Department approves of the reduced setback in writing.

280-11-6.6.6.4 Commercial vehicle parking accessory to an allowed residential use. Overnight parking of not more than one (1) commercial vehicle shall be permitted in conjunction with an allowed residential use, provided that:

280-11-6.6.6.1 The vehicle is parked on the same lot as the residential use;

280-11-6.6.6.2 The vehicle is regularly driven by a resident of the premises; and

280-11-6.6.6.3 The commercial vehicle is not over one (1) ton in size.

280-11-6.6.7 Performance standards. Uses within the U Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-6.6.7.1 § 280-15-1: Groundwater protection standards.

280-11-6.6.7.2 § 280-15-2: Watershed performance standards.

280-11-6.6.7.3 § 280-15-3: Industrial performance standards.

280-11-6.6.7.4 § 280-15-7: Archaeological and historic resources.

280-11-6.6.7.5 § 280-15-10: Medical marijuana standards.

280-11-6.6.8 Overlay districts. Areas within the U Zone may be located within the Shoreland Overlay Zone as defined by **Chapter 270: Shoreland Zoning**. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-6.6.9 Flood management. Areas of the U Zone which are located within flood hazard areas as defined by **Chapter 265: Floodplain Management**, shall additionally comply with the terms of that chapter.

280-11-6.6.10 Medical marijuana urban overlay district. Areas of the U Zone which are located within the medical marijuana urban overlay district shall additionally comply with the standards and requirements of **§ 280-15-10**.

§ 280-11-7. Industrial Business Zone (IB).

280-11-7.1 Purpose. The purpose of the Industrial Business (IB) Zone is to provide areas for traditional industrial and business park development in a well-planned environment where public water supply and sewerage are available or can be provided.

280-11-7.2 Permitted uses. Uses shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the IB Zone.

280-11-7.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being allowed with site plan review in the IB Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the provisions of **Article XVI**.

280-11-7.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional uses in the IB Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XIII** and **XVI**.

280-11-7.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review, or a conditional use in the IB Zone shall be prohibited within the IB Zone.

280-11-7.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the IB Zone shall be used in accordance with the following standards.

280-11-7.6.1 Space and bulk standards.

280-11-7.6.1.1 Minimum lot size: forty-thousand (40,000) square feet.

280-11-7.6.1.2 Minimum street frontage: two-hundred (200) feet.

280-11-7.6.1.3 Front setback (principal and accessory buildings): fifty (50) feet.

280-11-7.6.1.4 Minimum side and rear setbacks.

280-11-7.6.1.4.1 Principal buildings: fifty (50) feet.

280-11-7.6.1.4.2 Accessory buildings and structures: twenty (20) feet plus one (1) additional foot for each foot of building height in excess of thirty (30) feet except where residential buffer requirement applies.

280-11-7.6.1.5 Maximum height.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-7.6.1.5.1 Principal buildings: fifty-five (55) feet.

280-11-7.6.1.5.2 Accessory buildings and structures: as determined by the Planning Board.

280-11-7.6.2 Development standards. In addition to the space and bulk standards set forth in **§§ 280-11-7.6**, the following standards shall apply as indicated:

280-11-7.6.2.1 Street line landscaped area. A strip of land not less than twenty-five (25) feet in width shall be maintained as a vegetated area adjacent to the front property line. This area shall be appropriately landscaped and maintained as a vegetated area. Where tree lines exist along existing streets or roads, an effort shall be made to preserve this feature and suitable provisions made to protect it through deed covenants or easements. This vegetated area shall not be used as parking, for the storage or display of materials, or for the location of dumpsters or similar items. Access drives or streets may cross this area, but drives or accessways providing internal circulation shall not be located within this area.

280-11-7.6.2.2 Residential buffer. A fifty (50)-foot buffer strip shall be maintained along any lot line adjoining a lot located in a residential zone. This buffer strip shall be maintained as a vegetated area and shall not be used for parking, storage, or display of materials or the placement of dumpsters or similar items. A visual barrier shall be established within the buffer strip by landscaping and/or fencing.

280-11-7.6.2.3 Access limitations to Routes 4 and 109. In addition to the general access limitations set forth in **§§ 280-14-4** and **280-14-5**, any nonresidential use located on a lot with frontage on Route 4 or 109 shall provide for the coordination of vehicular access with abutting properties where feasible through the use of shared or combined access drives, the creation of marginal access roads, or the interconnection of parking and service areas. The Planning Board or Site Plan Review Committee may waive this requirement during site plan review under **Article XVI** if access is not feasible because of existing conditions, the layout of lots, or physical conditions of the site or adjoining lots.

280-11-7.6.2.4 Maximum height of accessory buildings and structures. In approving the height of accessory buildings and structures, the Planning Board shall not allow any encroachment above the imaginary surface of the Airport as specified in § 77.13 of Part 77 of the Federal Aviation Regulations unless the Planning Board finds that such encroachment will not have a detrimental impact on the instrument landing approach minimums currently in use or likely to be in use in the future. *[Amended 5-1-2012]*

280-11-7.6.3 Performance standards. Uses within the IB Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-7.6.3.1 **§ 280-15-1**: Groundwater protection standards.

280-11-7.6.3.1 **§ 280-15-2**: Watershed performance standards.

280-11-7.6.3.3 **§ 280-15-3**: Industrial performance standards.

280-11-7.6.3.4 **§ 280-15-6**: Mineral extraction standards.

280-11-7.6.3.5 **§ 280-15-7**: Archaeological and historic resources.

280-11-7.6.3.6 **§ 280-15-10**: Medical marijuana standards.

280-11-7.7 Overlay districts.

280-11-7.7.1 Areas within the IB Zone are located within the Shoreland Overlay Zone as defined by **Chapter 270**: Shoreland Zoning. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-7.7.2 Areas within the IB Zone are located within the Airport Protection Overlay Zone as defined in **§280-11-9**. The provisions of that section shall apply to all use of land within the Airport Protection Overlay Zone.

280-11-7.7.3 For areas within Tax Map R19, Lot 9A and 201-215 retail is allowed as a conditional use subject to Planning Board approval and the provisions of **Articles XIII** and **XVI**. *[Amended-8-5-2008]*

280-11-7.8 Flood management. Areas of the IB Zone which are located within flood hazard areas as defined by **Chapter 265: Floodplain Management**, shall additionally comply with the terms of that chapter.

§ 280-11-8. Industrial Reuse Zone (IR).

280-11-8.1 Purpose. The purpose of the Industrial Reuse (IR) Zone is to foster the continued use, reuse, and redevelopment of existing mill complexes and other under-utilized industrial areas.

280-11-8.2 Permitted uses. Uses shown on the **Table of Land Uses** as being permitted uses shall be permitted by right in the IR Zone.

280-11-8.3 Uses permitted with site plan review. Uses shown on the **Table of Land Uses** as being permitted with site plan review in the IR Zone shall be allowed, but only upon the receipt of approval of a development plan in accordance with the provisions of **Article XVI**.

280-11-8.4 Conditional uses. Uses shown on the **Table of Land Uses** as being conditional in the IR Zone shall be allowed only if a conditional use permit for that use is approved by the Planning Board in accordance with the provisions of **Articles XIII** and **XVI**.

280-11-8.5 Prohibited uses. Any use not listed as a permitted use, a use permitted with site plan review, or a conditional use in the IR Zone shall be prohibited.

280-11-8.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the IR Zone shall be used in accordance with the following standards.

280-11-8.6.1 Space and bulk standards.

280-11-8.6.1.1 Maximum net residential density: none.

280-11-8.6.1.2 Minimum lot size: none.

280-11-8.6.1.3 Minimum street frontage: fifty (50) feet.

280-11-8.6.1.4 Front setback.

280-11-8.6.1.4.1 Principal buildings. Where existing buildings have a uniform setback relationship to the street, any new building or alteration of an existing building shall maintain the existing relationship. Where a uniform setback relationship does not exist, or abutting lots are not developed, the front setback shall be a minimum of twenty (20) feet.

280-11-8.6.1.4.2 Accessory buildings: twenty (20) feet.

280-11-8.6.1.5 Minimum side and rear setbacks (principal and accessory buildings): ten (10) feet.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-8.6.1.6 Maximum height.

280-11-8.6.1.6.1 Principal buildings: seventy-five (75) feet.

280-11-8.6.1.6.2 Accessory buildings and structures: seventy-five (75) feet.

280-11-8.6.2 Development standards. In addition to the space and bulk standards set forth in **§§ 280-11-8.6.2**, the following standards shall apply as indicated:

280-11-8.6.2.1 Design standards. For any proposal involving the change of use of an existing building, or the expansion of the gross floor area of an existing building, or the construction of a new building or structure, the Planning Board or Site Plan Review Committee shall find that it complies with the following standards:

280-11-8.6.2.1.1 Off-street parking. New off-street parking shall be located to the side or rear of the principal building. No new off-street parking for a nonresidential use shall be located in the area between the front property line and the wall of the building or structure closest to the street and running the full width of the property.

280-11-8.6.2.1.2 Lighting. Illumination from exterior lighting shall be shielded, directed downward, and contained on the property.

280-11-8.6.2.1.3 Residential buffer. Where feasible, a strip of land not less than ten (10) feet in width shall be maintained as a vegetated area along any lot line adjoining a lot located in a residential zone. A visual barrier which may be created by landscaping and/or fencing shall be established within the required buffer strip.

280-11-8.6.2.1.4 Storage. There shall be no exterior storage or display of material or equipment in conjunction with a nonresidential use in any required setback area.

280-11-8.6.2.3 Minimum size of residential units. Any residential dwelling unit created in the IR Zone shall comply with the following minimum floor area requirements based on the type of unit:

280-11-8.6.2.3.1 Studio/efficiency unit: not less than four-hundred-ten (410) square feet.

280-11-8.6.2.3.2 One (1)-bedroom unit: not less than five-hundred-thirty-five (535) square feet.

280-11-8.6.2.3.3 Two (2)-bedroom unit: not less than seven-hundred-twenty (720) square feet.

280-11-8.6.2.3.4 Three (3)-bedroom unit: not less than nine-hundred-twenty (920) square feet.

280-11-8.6.2.3.5 Four (4) or more bedroom unit: not less than one-thousand-one-hundred-twenty (1,120) square feet.

280-11-8.6.3 Performance standards. Uses within the IR Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-8.6.3.1 **§ 280-15-1:** Groundwater protection standards.

280-11-8.6.3.2 **§ 280-15-2:** Watershed performance standards.

280-11-8.6.3.3 **§ 280-15-3:** Industrial performance standards.

280-11-8.6.3.4 **§ 280-15-7:** Archaeological and historic resources.

280-11-8.6.3.5. **§ 280-15-10:** Medical marijuana standards.

280-11-8.7. Overlay districts. Areas within the IR Zone may be located within the Shoreland Overlay Zone as defined by **Chapter 270: Shoreland Zoning**. All use of land within the Shoreland Overlay Zone shall comply with the standards and requirements of **Chapter 270**.

280-11-8.8 Flood management. Areas of the IR Zone which are located within flood hazard areas as defined by **Chapter 265: Floodplain Management**, shall additionally comply with the terms of that chapter.

§ 280-11-9. Airport Development Zone (AD).

280-11-9.1 Purpose. The purpose of the Airport Development Zone (AD) is to create an area that includes the Airport, adjacent clear zones and adjacent properties with potential for providing support services to the airport and to promote the smooth and efficient functioning of the airport. All land use and development in this zone shall comply with all applicable federal, state and local laws, including, without limitation, Federal Aviation Administration (FAA) rules and regulations, Maine Department of Transportation rules and regulations and airport lease agreements. All land use and development within the AD Zone shall be compatible with the goals and objectives of the Comprehensive Plan, as may be amended from time to time, and the Airport Master Plan, as may be amended from time to time. *[Amended 5-1-2012]*

280-11-9.2 District boundaries. The AD Zone consists of the land shown on the Official Zoning Map of the City, as may be amended from time to time. The AD Zone is further divided into two (2) subdistricts, the location and boundaries of which are described as follows:

280-11-9.2.1 AD Airport Subdistrict. All of the land area owned by the City or private property owners that is used for airport runways and airport runway direct access activities; this area is commonly referred to as the area within the fence or the area with controlled access.

280-11-9.2.2 AD Support Subdistrict. All of the land area located in the AD Zone but not in the AD Airport Subdistrict.

280-11-9.3 Permitted uses. Uses shown on the **Table of Land Uses** as being permitted shall be permitted by right in the AD Zone.

¹Note: Construction activities related to another permitted with site plan review use are permitted with site plan review.

280-11-9.4 Review authority. Notwithstanding the provisions of **§ 280-16-3**, review authority for land use and development activities in the AD Zone shall be as follows:

280-11-9.4.1 Site plan review. The following land use and development activities in the AD Zone shall require site plan review and approval as a major development under **Article XVI** pursuant to **§§ 280-11-9.6.1** and **280-11-9.6.2**:

280-11-9.4.1.1 Any new construction;

280-11-9.4.1.2 Any expansion of an existing use of twenty-five percent (25%) or more in gross floor area, parking, and/or impervious surface area;

280-11-9.4.1.3 Any change in a preexisting, nonconforming use; and

City Council Order # 16-106.04 Adopted 8-16-2016.

280-11-9.4.1.4 Any construction, expansion, renovation, alteration, rehabilitation, division, or subdivision of any land, building or structure that has not been previously reviewed and approved by the Planning Board.

280-11-9.4.2 Planning Director and Airport Manager review. The following land use and development activities in the AD Zone shall require review and approval by the Planning Director and the Airport Manager, or his or her designee, pursuant to §§ **280-11-9.6.1** and **280-11-9.6.2** and shall not require site plan review and approval under **Article XVI**:

280-11-9.4.2.1 A change in the ownership or management of a use previously approved under this section;

280-11-9.4.2.2 The expansion of a use previously, approved under this section, of less than twenty-five percent (25%) in gross floor area, parking, and/or impervious surface area; and

280-11-9.4.2.3 Any building, structure or use considered accessory to a use previously approved under this section.

280-11-9.5 Prohibited uses. A use that is not designated as a use permitted is deemed to be a prohibited use in the AD Zone, except for accessory buildings, structures, and uses.

280-11-9.6 Standards. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land within the AD Zone shall be used in accordance with the following standards.

280-11-9.6.1 Space and bulk standards.

Standard	AD Airport Subdistrict	AD Support Subdistrict
Minimum lot size	Not applicable	forty-thousand (40,000) square feet
Minimum street frontage	Not applicable ¹	Not applicable ¹
Minimum front setback	Not applicable	fifteen (15) feet
Minimum side setback	Not applicable	fifteen (15) feet
Minimum rear setback	Not applicable	fifteen (15) feet
Maximum impervious surface ²	One-hundred percent (100%)	eighty percent (80%)
Maximum building height	Subject to FAA regulations	Sixty (60) feet
Floor area ratio	Not applicable	four-point-eight (4.8)

Notes:

¹Notwithstanding §§ **280-14-3** and **280-14-4**, there is no minimum street frontage in the AD Zone; provided, however, that each land use and development plan in this zone shall demonstrate to the applicable review authority that the development can provide safe and convenient access to the site relative to the site's location, use and accessibility from other streets.

²For purposes of this section, impervious surface is defined as any material that prevents absorption of stormwater into the ground.

280-11-9.6.2 Development standards. In addition to the space and bulk standards set forth in §§ **280-11-9.6.1** standards for land use and development within the AD Zone shall be in conformance with the minimum standards set forth in the **Chapter 70: Airport** as may be amended from time to time, including, without limitation, Minimum Standards for Industrial Development at the Airport and Minimum Standards and Procedures for the Lease and/or Use of Property and Facilities for Aeronautical Activities. Copies of these documents are available for review in the Planning Department. In addition, land use and development within the AD Zone shall be in conformance with this chapter, including, without limitation, **Article XVI**, **Article XV** and **Article XVI**, as applicable.

280-11-9.6.3 Performance standards. Uses within the AD Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

280-11-9.6.3.1 Medical marijuana standards.

§ 280-11-10. Airport Protection Overlay Zone and Airport Clear Zone

280-11-10.1. Purpose. *[Amended 5-1-2012]*

The purpose of this section is to promote the compatibility of land uses in the vicinity of the Airport, to prevent interference with the safe and efficient operations of the airport, and to protect the public at large.

280-11-10.2. Airport Clear Zone.

280-11-10.2.1. Clear zone defined. The Airport Clear Zone consists of those areas identified as clear zones or the inner approach surfaces of Runway 7-25 or 14-32 as depicted in the Airport Master Plan.

280-11-10.2.2 Clear zone standards. The following additional standards shall apply within the Airport Clear Zone:

280-11-10.2.2.1 Objects shall be considered obstructions to air navigation and their construction or use shall be prohibited if they extend into any aviation easement within the Airport Clear Zone. The Code Enforcement Officer may waive this restriction upon receipt of written approval from the Maine Bureau of Aeronautics (MBA) and the Federal Aviation Administration (FAA). Forms for requesting an exemption may be obtained from the Code Enforcement Office.

280-11-10.2.2.2 No structure or tree shall be erected, altered, or allowed to grow above the airport referenced imaginary surface, unless found not objectionable by the MBA or FAA.

§ 280-11.10.3 Airport Protection Overlay Zone.

280-11.10.3.1 The Airport Protection Overlay Zone consists of the area lying within the limit of the conical surface as shown on Drawing Number 5 of the Airport Master Plan Update, as may be amended from time to time.

280-11.10.3.1.1 No use shall be permitted which creates electrical interference with radio aids or communications, or results in glare in the eyes of pilots using the airport, or impairs visibility in the vicinity of the airport by the creation and discharge of smoke, steam, dust, or other obstructions to visibility, or endangers the landing, taking off, or maneuvering of aircraft.

280-11.10.3.1.2 (Reserved)^[1]

[1] Editor's Note: Former §§ B(2), regarding lot size, was repealed 4-3-2012.

280-11.10.3.1.3 Construction standards which result in an outdoor-indoor noise level reduction of at least twenty-five (25) decibels shall be encouraged.

§ 280-11.10.4. Exemptions.

The provisions of this section shall not apply to any building existing as of September 27, 1989, nor to any building for which a building permit was issued on or before September 27, 1989, nor to any lot in an approved subdivision. For the purposes of this section, an approved subdivision shall include any subdivision for which a sketch plan was accepted before September 27, 1989.

Article XII. Rushton Street Institutional Controls Overlay I and II Zones

§ 280-12-1. Purpose.

The purpose of these zones is to:

280-12-1.1 Protect the City's implementation of remedial control measures at the former Rushton Street landfill site.

280-12-1.2 Prevent additional surface or ground water contamination.

280-12-1.3 Prevent exposure to contamination from the landfill itself.

280-12-1.4 Protect neighboring properties from the risk of groundwater contamination that could occur in the absence of the restrictions contained in this chapter.

280-12-1.5 Comply with the requirements of Paragraph 37 of the Administrative Order by Consent signed by the City and the Maine Department of Environmental Protection on November 11, 1999.

§ 280-12-2. Area of zones.

The area of these zones shall be as delineated on the Rushton Street Institutional Controls Overlay Zoning Map, prepared by Sevee and Mahar Engineering and dated September 12, 2000.

§ 280-12-3. Rushton Street Institutional Controls Overlay I Zone.

The restrictions set forth in this section shall apply to any property or portion of property located within the Rushton Street Institutional Controls Overlay I (RSIC-I) Zone and shall be in addition to those restrictions set forth in the underlying zoning district in which the property is located. The owner of any property or portion of property located within the RSIC-I Zone or any person authorized to act on behalf of the owner shall acquire written approval from the Maine Department of Environmental Protection prior to undertaking any of the following activities:

280-12-3.1 The drilling or digging of any water supply well.

280-12-3.2 Any dewatering, pumping, or injection into or out of the groundwater on the property.

280-12-3.3 Any soil excavation on the site. This requirement shall not apply to minor excavations associated solely with lawn maintenance or the planting of small bushes or trees, where no soil will be removed from the property.

280-12-3.4 Paving, soil compacting, or the placement of any impervious materials on the site soils.

280-12-3.5 Any change in the use of the property that could affect the integrity or effectiveness of the remedial measures or any monitoring well installed under the terms of the Administrative Order by Consent.

§ 280-12-4. Rushton Street Institutional Controls Overlay II Zone.

The restrictions set forth in this section shall apply to any property or portion of property located within the Rushton Street Institutional Controls Overlay II (RSIC-II) Zone and shall be in addition to those restrictions set forth in the underlying zoning district in which the property is located. The owner of any property or portion of property located within the RSIC-II Zone or any person authorized to act on behalf of the owner shall acquire written approval from the Maine Department of Environmental Protection prior to undertaking any of the following activities:

280-12-4.1 The drilling or digging of any water supply well.

280-12-4.2 Any dewatering, pumping, or injection into or out of the groundwater on the property.

280-23-4.3 Any excavation that will occur below elevation two-hundred-forty-two (242) feet above mean sea level.

Article XIII. Conditional Uses

§ 280-13-1. Purpose and definition.

280-13.1.1 The purpose of this article is to establish the procedures and standards to enable the City to review applications for conditional use permits.

280-13.1.2 A conditional use is a use that the City has determined to be generally appropriate within a zone but that has the potential for creating undue or unusual impacts on the public health, safety, and welfare, surrounding properties, the natural environment, or on municipal services and therefore requires case-by-case review and approval in accordance with the provisions of this article.

§ 280-13-2. Conditional use approval required.

280-13.-2.1 A building, structure, or parcel of land may be used for a conditional use if:

280-13.-2.1.1 The use is specifically listed as a conditional use in the zone; and

280-13.-2.1.2 Conditional use approval is granted by the Planning Board.

280-13.-2.2 Any project involving the establishment of a new conditional use or the construction or expansion of a building for a conditional use shall obtain site plan approval by the Planning Board in accordance with **Article XVI**.

280-13.-2.3 Applications for location and/or construction of a mental health and abuse clinic referred by the City Clerk require review as a conditional use as part of **Chapter 149: Licensing**. *[Amended 11-25-2008]*

§ 280-13-3. Administrative procedures.

280-13.-3.1 Prior to submitting a formal application for conditional use approval, the applicant and/or his or her representatives should meet with the Planning Director to informally discuss the proposed application and the review process. The purpose of this meeting is informational to allow the applicant to understand the process and clarify any questions before submitting a formal application.

280-13.-3.2 An application for conditional use approval shall be made to the Planning Director on forms provided for that purpose.

280-13.-3.3 The application form shall be accompanied by the supporting materials set forth in §§ **280-16-6.7** and **280-16-7.2.4.10** and an application fee as established by the City Council.

280-13.-3.4 Upon receipt of an application, the Planning Director shall review it for completeness within ten (10) days and shall refer it to other departments for review. If the application is complete, the Planning Director shall place it on the Planning Board's agenda. If the application is not complete, the Planning Director shall provide the applicant with a written description of the additional information required.

280-13.-3.5 Within forty-five (45) days of the application being determined to be complete, the application shall be considered by the Planning Board.

280-13.-3.6 The Planning Department shall notify property owners of abutting parcels within two-hundred-fifty (250) feet of the subject parcel in writing of the receipt of the application and the time, date, and place of the Planning Board meeting at which the application will be considered. This written notice shall be mailed by first class mail at least seven (7) days prior to the Planning Board meeting.

280-13.-3.7 Prior to taking action on a conditional use application, the Planning Board shall hold a public hearing on it.

280-13.-3.8 The Planning Department shall advertise the public hearing in a newspaper of local circulation in the City at least ten (10) days prior to the meeting at which the application is considered.

280-13.-3.9 Within thirty (30) days of the initial consideration of the application by the Planning Board, the Planning Board shall act to approve, approve with conditions, or deny the application. The period for consideration of the application may be extended by mutual agreement of the applicant and Planning Board.

280-13-4 Applications for mental health and abuse clinics, will also meet the following criteria: *[Amended 11-25-2008]*

280-13-4.1 Location criteria.

280-13-4.1.1 No clinic may be located within one-half (1/2) mile (walking distance) of any church, school, family child-care home, small day-care facility, child-care center, or public park or playground.

280-13-4.1.2 No clinic may be located within the bounds of the following revitalization and/or growth areas: Sanford Downtown, Lafayette Circle and Springvale Village.

280-13-4.2 Neighborhood compatibility standards. No approval shall be recommended if the Planning Board finds that the granting of the license will violate one (1) or more of the following neighborhood compatibility standards:

City Council Order # 16-106.04 Adopted 8-16-2016.

280-13-4.2.1 Neither the proposed use nor the proposed site on which the use will be located is of a character such that the use will have significant adverse impact on the value or quiet possession of surrounding properties. The Planning Board shall not find that this standard is satisfied unless:

280-13-4.2.1.1 The size of the proposed use is comparable to the size of surrounding uses;

280-13-4.2.1.2 The amount and type of traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces are comparable to surrounding uses;

280-13-4.2.1.3 The generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances is comparable to that generated by surrounding uses;

280-13-4.2.1.4 The impact of the use on the quality and quantity of groundwater available to abutting properties is comparable to that for surrounding uses;

280-13-4.2.1.5 Unusual physical characteristics of the site, including size and shape of the lot, topography, and soils, do not aggravate adverse impacts upon surrounding properties.

280-13-4.2.2 Vehicular and pedestrian access and circulation to, from, into and within the site will be safe, and no public way will be overburdened or made hazardous as a result of the new use and/or development of the property.

280-13-4.2.2.1 The Planning Board may not find that this standard has been satisfied unless:

280-13-4.2.2.1.1 Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development. Adequate capacity means that: Intersections on major access routes to the site within a one-half (1/2)-mile radius of any entrance road will function after development, at a minimum, at Level of Service C, as defined in Maine Department of Transportation regulations, 17-229 C.M.R. Ch. 305, Rules and Regulations Pertaining to Traffic Movement Permits (2000); or

280-13-4.2.2.1.2 If any such intersection is functioning at a Level of Service D, as defined in Maine Department of Transportation regulations Chapter 305, cited above, or lower prior to the development, the project will not reduce the current level of service.

280-13-4.2.2.2 The Planning Board may recommend approval of an application not meeting this requirement if the applicant demonstrates that a public agency has committed funds to construct the improvements necessary to bring the level of service to said standard, or the applicant will assume financial responsibility for the improvements necessary to bring the level of service to said standard and will guarantee the completion of the improvements within one (1) year of approval of the license.

280-13-4.2.3 The topography of the site shall permit the construction of all driveways, entrances or proposed streets to meet the standards set forth in **§§ 280-14-4, 280-15-5, and §§ 275-35 and 275-51.**

280-13-4.2.4 Adequate facilities are present to assure the safety of pedestrians passing by or through the site.

280-13-4.2.5 Municipal or other facilities serving the proposed use will not be overburdened or made hazardous. The Planning Board shall not find that this standard is satisfied unless:

280-13-4.2.5.1 The capacity of sewerage and water supply systems is adequate to accommodate the proposed use;

280-13-4.2.5.2 The capacity of the storm drainage system is adequate to accommodate the proposed use; and

280-13-4.2.5.3 The ability of the fire department to provide necessary protection services to the site and development is adequate.

280-13-4.2.6 The soils on the proposed site shall have adequate capacity and stability to support all loadings, including fill, developed by the proposed use, and the use will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water to the extent that a dangerous or unhealthy condition may result on the site or the land of abutters. In considering whether this standard is satisfied, the Planning Board shall take into account the elevation of the site and surrounding properties above sea level, its relation to floodplains, the slope and vegetation of the land and their effects on drainage.

280-13-4.2.7 The design of the proposed structures with respect to materials, scale and massing shall be compatible with existing structures within five-hundred (500) feet of the site in areas where the existing structures are of a similar scale and architectural treatment.

280-13-4.3 Screening requirements. All clinics shall be required to erect and maintain opaque fencing to provide an effective visual screen at least six (6) feet in height, to be located along side and rear property lines that abut properties in residential use. Said fencing is intended to screen the clinic entrance and parking lot from ordinary view from all directly adjoining properties.

§ 280-13-5. Standards for conditional use approval.

280-13-5.1 The Planning Board shall approve a conditional use application, or approve it with conditions, if it makes a positive finding, based on the information presented, that the proposed use, with any conditions attached, meets the following standards:

280-13-5.1.1 The proposed use will not place a burden on municipal services which, due to its location or the characteristics of the site or proposed development, is significantly greater than the burden that would result from similar uses in other situations;

280-13-5.1.2 The proposed use will not create hazards to vehicular or pedestrian traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles;

280-13-5.1.3 The proposed use will not cause water pollution, sedimentation, or erosion, contaminate any water supply or reduce the capacity of the land to hold water so that a dangerous, aesthetically unpleasant, or unhealthy condition may result;

280-13-5.1.4 The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants;

280-13-5.1.5 The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard, or unreasonably restricted access of light and air to neighboring properties;

280-13-5.1.6 The proposed location for the use has no peculiar physical characteristics due to its size, shape, topography, or soils which will create or aggravate adverse environmental impacts on surrounding properties;

City Council Order # 16-106.04 Adopted 8-16-2016.

280-13-5.1.7 The proposed use has no characteristics that are atypical of the general category of use that will depreciate the economic value of surrounding properties; and

280-13-5.1.8 If located in the Shoreland Overlay Zone, the proposed use will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat; will conserve shoreland vegetation; will conserve visual points of access to waters as viewed from public facilities; will conserve actual points of access to waters; will conserve natural beauty; and will avoid problems associated with floodplain development and use.

280-13-5.2 Nonprofit service organization. In addition to the requirements of this section and any other applicable section of the City's ordinances, the minimum parcel size for this use is ten (10) acres. *[Added 3-6-2007]*

280-13-5.3 Horse shows. In addition to the requirements of this section and any other applicable section of the City's ordinances, the minimum parcel size for this use is twenty (20) acres. *[Amended 3-6-2007]*

280-13-5.4. Antiques stores. In addition to the requirements of this section and any other applicable section of the City's ordinances, the following guidelines shall be used in the review of applications: *[Added 7-20-2010]*

280-13-5.4.1 The limits of outdoor display will be determined by the Planning Board during site plan review such that they are found to be consistent with the character of the neighborhood.

280-13-5.4.2 No stripping of antiques and/or furniture is permitted on the premises.

280-13-5.4.3 Signs shall be of residential character on simple posts and/or attached to the building and consistent with the requirements of § **280-15-13**. If a sign is illuminated it shall be of low wattage, no brighter than one-hundred (100) watts.

280-13-5.4.4 Exterior lighting shall be of residential style.

280-13-5.4.5 The business shall be owner-occupied.

280-13-5.4.6 The building for the proposed antique store shall have been in existence at least ten (10) years as of the date of the application.

280-13-5.4.7 Any additional conditions determined by the Planning Board at the time of review.

280-13-5.5 Nonprofit medical marijuana dispensary. *[Amended 8-24-2010]*

280-13-5.5.1 The applicant shall have been approved by the State of Maine Department of Health and Human Services, Division of Licensing and Regulatory Services.

280-13-5.5.2 No property containing a nonprofit medical marijuana dispensary shall be within five-hundred (500) feet of a preexisting public or private school.

280-13-5.5.3 Any approval granted by the Planning Board shall be subject to any and all regulations of the City and the State.

280-13-5.6 Commercial schools. In addition to the requirements of this section and any other applicable section of the City's ordinances, the following guidelines shall be used in the review of applications for commercial schools: *[Amended 5-3-2011]*

280-13-5.6.1 All activities shall be conducted within a fully enclosed building.

280-13-5.6.2 Adequate off-street parking shall be provided, the number of spaces to be based upon the maximum capacity as determined by the Fire Chief divided by three (3).

280-13-5.6.3 Signs shall be of residential character on simple posts. If a sign is illuminated, it shall be of low wattage, no brighter than one-hundred (100) watts.

280-13-5.6.4 Exterior lighting shall be of residential style.

280-13-5.6.5 The activity may be a stand-alone business or as an accessory use to a residence as long as the business is owned by the resident of the residence.

280-13-5.6.6 Review and approval by the Planning Board is required, the classification of the site plan to be determined by the Planning Director based on the size of the structure and requirements of the ordinance.

§ 280-13-6. Conditions of approval.

The Board may attach conditions to its approval of a conditional use. These conditions may include, but are not limited to, requirements such as:

280-13-6.1 Off-site street improvements to address impacts generated by the proposed conditional use.

280-13-6.2 Access restrictions.

280-13-6.3 Hours of use.

280-13-6.4 Buffering and screening.

280-13-6.5 Utility improvements.

280-13-6.6 Performance guarantees for off-site improvements.

§ 280-13-7. Reapplication.

If the Planning Board denies a conditional use application, a second request of a similar nature shall not be brought before the Planning Board within one (1) year from the date of denial of the first request, unless:

280-13-7.1 In the opinion of the majority of the Planning Board, substantial new evidence has been brought forward;

280-13-7.2 The Planning Board finds that an error of law or misunderstanding of facts has been made; or

280-13-7.3 An amendment to this chapter has changed the status, circumstances, or conditions of the matter which was brought before the Planning Board.

§ 280-13-8. Duration of conditional use approval.

280-13-8.1 Provided that all conditions and standards of approval are met, a conditional use shall be a continuing grant of permission for as long as the property is used for such purposes. The conditional use shall expire if the owner abandons the conditional use by:

280-13-8.1.1 Physically altering the property and/or structure so it can no longer be used for the conditional use; or

280-13-8.1.2 Failing to actively use the property for the conditional use for five (5) years or more.

280-13-8.2 A conditional use may be expanded in area or function only with the granting of a new conditional use approval by the Planning Board.

280-13-8.3 Construction, or occupancy if no construction is involved, shall commence within one (1) year of Planning Board approval of the conditional use and a certificate of occupancy issued within three (3) years of approval. If construction or occupancy is not commenced or a certificate of occupancy issued within these time limits, the conditional use approval shall be null and void. The Planning Board may extend these time limits upon written request of the applicant and a finding that such extension is consistent with current requirements.

§ 280-13-9. Scope of approval.

Any permit or approval granted hereunder is subject to all elements of the final plans and specifications submitted by the applicant and to all representations, oral or written, made by or on behalf of the applicant in support of the application or with respect to the nature and scope of the use, activity or work proposed, and all such permits or approvals shall include, as an express condition, a written statement to said effect.

§ 280-13-10. Appeal of conditional use decision.

Appeal from an action of the Planning Board on a conditional use application shall be to the Superior Court in accordance with state law.

Article XIV. General Standards^[1]

[1] Note: General Standards apply to activities which do not require Site Plan, Subdivision, or Planning Board approval.

§ 280-14-1. Conformance required.

The use of land, buildings, and structures shall conform to the following general standards as applicable.

§ 280-14-2. Relationship of buildings to lots.

Every building hereafter erected shall be located on a lot as defined in § 280-2-2. In no case shall there be more than one (1) principal residential building and its accessory buildings on one (1) lot, except in the case of projects such as multiple dwelling or building developments intended and designed to be managed as a unit on an unsubdivided lot.

§ 280-14-3. Access of lots to streets.

No building shall be erected on a lot unless the lot has frontage on a street as defined in § 280-2-2.

§ 280-14-4. Creation of lots along arterials.

The following limitations shall apply to the creation of all new lots on all land located adjacent to Route 4, Route 109, Route 202, Route 11A and Route 224.

280-14-4.1 Access to new residential lots. Any new residential lots created adjacent to the principal arterials listed above shall be divided so that vehicular access to the lot is obtained from a local or collector street rather than the arterial. Access to the new lots shall be obtained from any local or collector street, a street in an approved subdivision, or a private way approved by the Planning Board. This requirement shall apply to any new lot whether, or not, the lot is part of a subdivision.

280-14-4.2 Waiver of the access limitation for new lots.

280-14-4.2.1 The Planning Board may waive the access limitation provisions of this subsection when there are unique conditions which make access, other than from the arterial impractical. The Planning Board may grant a waiver only if one (1) of the following conditions is met:

280-14-4.2.1.1 There is too little road frontage to reasonably allow for the creation of a local street, and there will be no further subdivision of the parcel; or

280-14-4.2.1.2 The shape or physical condition of the parcel does not permit access to or the creation of a local street, and there will be no further subdivision of the parcel.

280-14-4.2.2 The owner of the lot seeking a waiver shall make a written request to the Planning Board setting forth how the project conforms to the above criteria.

280-14-4.3 Existing lots. Any lot of record existing as of the date of the adoption of this section shall be permitted one (1) vehicular access point to a principal thoroughfare, notwithstanding the provisions of this chapter, unless such lot also has frontage on a local street.

§ 280-14-5. Curb cuts and driveways.

280-14-5.1 Curb cut permit required. No person may build or construct a driveway which provides an access to a public street without first obtaining a curb cut permit from the Code Enforcement Officer. The Code Enforcement Officer shall refer all permit applications to the City Engineer for review. If the City Engineer finds that the application meets the requirements of §§ 280-14-5.2 and 280-14.5.3, the City Engineer shall approve the curb cut and notify the Code Enforcement Officer to issue the permit. Such permits shall be issued only to the property owner or to the person having an option or lease on the property in question. If the work authorized by a curb cut permit has not been completed within twelve (12) months of the date of issuance, the permit shall be null and void.

280-14-5.2 Curb cut limitations.

280-14-5.2.1 Each single-family and/or multifamily residential lot fronting on an arterial or collector street shall be entitled to one (1) curb cut, and no more.

280-14-5.2.2 The number of curb cuts allowed for any lot fronting on an arterial or collector street that is used for institutional, retail, commercial, service, or industrial use shall be determined based upon the amount of its street frontage. The following curb cut standards shall apply for these types of uses:

Feet of Street Frontage	Number of Curb Cuts
Zero to one-hundred-ninety-nine (0 to 199)	One (1)

Feet of Street Frontage	Number of Curb Cuts
Two-hundred (200) plus	Two (2)

280-14-5.2.3 The Planning Board may waive these limitations if it finds that the characteristics of the site and/or use necessitate additional curb cuts and that the additional curb cuts can be provided without affecting public safety.

280-14-5.2.4 Drive-up or drive-through windows when allowed by the Planning Board, will be designed such that there will be no direct access, including entrances or exits, to Routes 4, 109, 202, 11A, and 224. *[Amended-1-15-2008]*

280-14-5.3 Curb cut requirements.

280-14-5.3.1 Location. All curb cuts shall be located to minimize the impact on traffic safety and flow at least twenty-five (25) feet from the point of tangency of streets as shown on the diagram in § **280-14-10.2**. For lots fronting on arterial or collector streets, a curb cut may not be located less than fifty (50) feet from the point of tangency of streets at any unsignalized intersection or less than one-hundred (100) feet from the point of tangency of streets at any signalized intersection.

280-14-5.3.2 Width.

280-14-5.3.2.1 The width of curb cuts shall conform to the following standards:

280-14-5.3.2.1.1 Single-family residential use: maximum twenty (20) feet.

280-14-5.3.2.1.2 Multifamily residential use: maximum twenty-six (26) feet.

280-14-5.3.2.1.3 Commercial use: maximum twenty-six (26) feet.

280-14-5.3.2.1.4 Industrial use: maximum thirty (30) feet.

280-14-5.3.2.2 The Planning Board or Site Plan Review Committee may allow wider access drives if necessary to accommodate turning lanes or the anticipated volume of traffic as part of site plan review.

280-14-5.3.3 Separation.

280-14-5.3.3.1 Within the Urban Compact Zone as defined in 23 M.R.S. § 754(2)(A), as may be amended from time to time, the distance between curb cuts shall be fifty (50) feet from the edge of each curb cut. Outside of the Urban Compact Zone, for lots fronting on arterial or collector streets, the minimum allowable distance between the center lines of each curb cut shall be at least fifty (50) feet.

280-14-5.3.3.2 The Planning Board or Site Plan Review Committee may approve applications for curb cuts that do not meet the minimum standards if one (1) or more of the following circumstances is demonstrated:

280-14-5.3.3.2.1 The development proposal reduces the number of curb cuts that exist within the minimum separation distance;

280-14-5.3.3.2.2 The proposal consolidates curb cuts for one (1) or more abutting lots; or

280-14-5.3.3.2.3 The speed limit and sight line distance permit safe siting of the curb cut.

280-14-5.3.3.3 Notwithstanding the existence of one (1) or more of these circumstances, the minimum

separation standard of twenty (20) feet from edge to edge shall apply.

280-14-5.3.4 Construction standards. Curb cuts shall be constructed in accordance with a plan approved by the City Engineer and shall meet the following standards:

280-14-5.3.4.1 A permanent surface of asphalt or concrete shall be used for the finished surface within the street right-of-way lines for all curb cuts constructed for commercial or industrial uses.

280-14-5.3.4.2 The existing grade of sidewalks which are crossed by curb cuts shall be maintained so as to provide a safe area for people to walk. Such sidewalks may be required to be reconstructed to withstand expected traffic loads.

280-14-5.3.4.3 Where the positioning of curb cuts requires the location, removal, or installation of drainage facilities, such relocation, removal, or installation shall be done in accordance with traffic safety and drainage standards, as authorized by the City Engineer. The City Engineer shall consider the effect of the change on adjacent and downgrade properties, and the potential for and probable impact of increased erosion and/or flooding caused by pertinent factors relative to human and/or environmental health and safety.

280-14-5.3.4.4 The cost of curb cuts shall be borne by the applicant.

280-14-5.3.4.5 All curb cuts which are constructed within the state right-of-way shall conform to all provisions and regulations set forth by the Maine Department of Transportation as well as the provisions of this chapter. In the case of contradictory regulations the most restrictive prevail.

§ 280-14-6. Development of rear lots.

A rear lot is a lot which is located to the rear of another lot or lots which front on a street as defined in this chapter. A rear lot existing as of the date of adoption of this section may be used for uses allowed within the zone in which it is located provided that:

280-14-6.1 There is an unobstructed access to the rear lot from the street over land which is not needed to meet the minimum requirements of the zone for the front lot.

280-14-6.2 Access is at least twenty-five (25) feet wide.

280-14-6.3 The access strip is in the same ownership as the rear lot.

280-14-6.4 The access strip may not be used to meet the requirement for minimum lot size of the zoning district.

280-14-6.5 The rear lot shall meet all requirements of the zoning district, other than minimum frontage. For the purpose of setback requirements, the setback line of such lots is deemed to be the prescribed setback distance from the deepest rear property line of the lot or lots between said rear lot and the nearest street.

§ 280-14-7. Projections into required setbacks.

Notwithstanding other provisions of this chapter, the following structural elements may project into a required setback as set forth below:

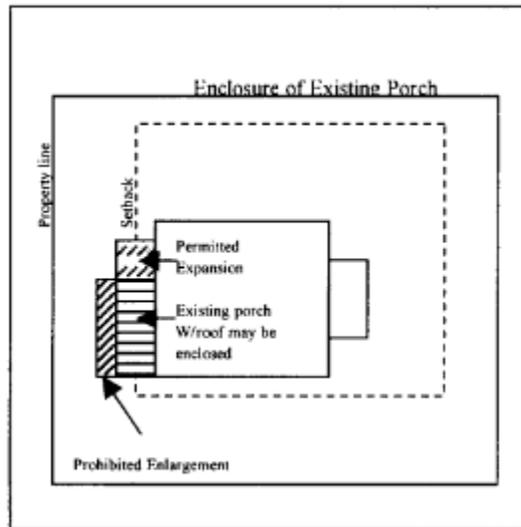
280-14-7.1 A cornice, eave, or canopy or other similar architectural features, but not including a bay window, may project up to two (2) feet into required setbacks.

280-14-7.2 A fire escape may project up to four (4) feet into required setbacks.

280-14-7.3 A chimney may project up to two (2) feet into required setbacks.

280-14-7.4 An open, unenclosed platform, stoop, or steps, not covered by a roof, may project up to six (6) feet into required setbacks. The platform or stoop shall be no more than sixteen (16) square feet.

280-14-7.5 Any porch with a roof that existed as of the date of adoption of this provision may be enclosed and used as living area even if it currently encroaches on the required setback. The enclosed porch shall not further encroach on the setback but it may be enlarged in such manner as to maintain the existing relationship to the property line.



280-14-7.6 Facilities for handicapped access, including ramps, lifts, and elevators, added to a building constructed prior to December 30, 1990, may project into any required setback area provided that the facilities are approved by the Fire Department on the basis that they will not create or aggravate any public safety or fire-fighting issues.

§ 280-14-8. Structures permitted above height limits.

Notwithstanding other provisions of this chapter, roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment; fire or parapet walls; skylights; steeples; flagpoles; chimneys; smokestacks; domestic radio or television masts; and water tanks or silos may be erected not more than twenty (20) feet above maximum height limits specified in the zone in which they are located.

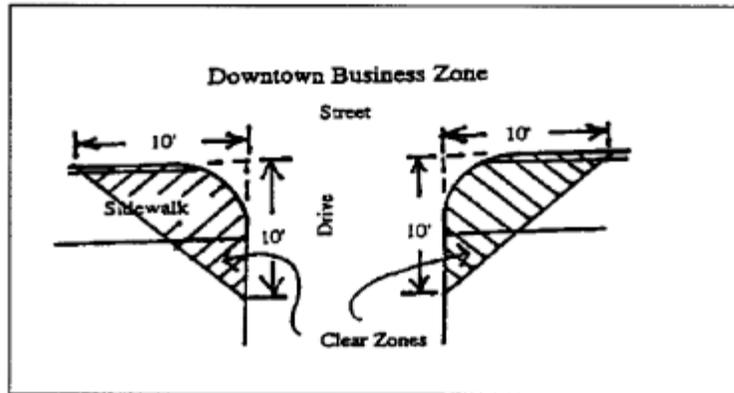
§ 280-14-9. Temporary activities and events.

Notwithstanding the provisions of this chapter, temporary uses of a community or nonprofit nature, such as festivals, fairs, carnivals, and similar events, may be permitted in any zone by vote of the City Council, as long as such temporary use is not contrary to the objectives of this chapter. A vote by the City Council allowing such temporary use shall not be deemed a change in the zoning and shall apply to the specific event or activity only for its stated duration.

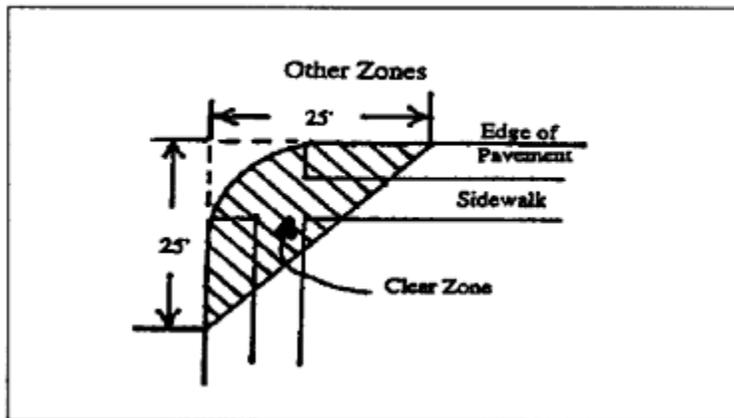
§ 280-14-10. Required sight lines.

The purpose of this provision is to maintain a clear line of sight for drivers of vehicles at street and driveway intersections. This requirement shall apply to buildings, structures, fences, signs, landscaping or other elements.

280-14-10.1 Within the Urban Zone, no visual obstruction that interferes with a vehicle operator's line of sight shall be located within the triangular area created by measuring ten (10) feet back from the point of intersection of the travel way of two (2) streets or a street and a driveway and connecting these points.



280-14-10.2 In other zones, no visual obstruction shall be located within the triangular area created by measuring twenty-five (25) feet back from the point of intersection of the travel way of two (2) streets or a street and a driveway.



280-14-10.3 Existing trees shall not be considered to be visual obstructions, nor shall objects located within thirty (30) inches of the ground or located more than six (6) feet above the ground. Any landscaping within this area shall be maintained so that a clear line of sight is retained at all times.

§ 280-14-11. Noise control.

All use of land, buildings, and structures shall conform to the requirements of **Chapter 178: Noise**.

§ 280-14-12. Off-street parking.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-14-12.1 Applicability. Off-street parking shall be provided for all new construction, expansions, and changes of use in accordance with the requirements and standards of this section.

280-14-12.2 Minimum requirements for off-street parking. Off-street parking shall be considered an accessory use when required or provided to serve any legal use located in any zone. An off-street parking space shall be a minimum of nine (9) feet wide by eighteen (18) feet long and may be open or covered. Access to individual parking spaces shall be unobstructed except for parking for residential uses. Parking for single and two (2)-family dwellings may be arranged in a stacked layout so that access to one (1) space is over another. Stacked parking may also be used for multifamily residential uses if the parking spaces are assigned to units and the access to one (1) unit's parking space is not obstructed by the parking space of another unit. In order to determine compliance with this section, the Code Enforcement Officer shall require a plan showing the physical layout of all required off-street parking areas. Any change in the evidence or conditions upon which the plan is approved shall nullify such approval.

280-14-12.2.1 Parking shall be provided on the lot occupied by the use for which the parking is required or on an adjacent lot owned or controlled by such use. In addition, uses located within the Urban Zone may provide all or part of the required off-street parking through any of the following:

280-14-12.2.1.1 Private off-street parking located on another lot that is located within one-thousand (1,000) feet of the subject lot and that is controlled by long-term lease or ownership by the proposed use.

280-14-12.2.1.2 Off-street parking shared with other uses located within one-thousand (1,000) feet of the subject lot, provided that the Planning Board or Site Plan Review Committee finds that there is adequate parking capacity to meet the parking requirements of all uses sharing the parking due to variation in the time of parking demand and/or anticipated use of parking to access multiple uses in a single trip, and that the shared parking is controlled through a leasehold or other enforceable agreement. The Planning Board or Site Plan Review Committee may allow off-site parking to be more than one-thousand (1,000) feet from the site if it finds that the distance is reasonable given the nature of the proposed use.

280-14-12.2.1.3 For nonresidential uses, off-street parking located in a municipal parking lot provided by the City, subject to the Planning Board or Site Plan Review Committee finding that there is adequate available parking to meet the needs of the use based on the parking standards of this chapter. The Planning Board or Site Plan Review Committee may allow legal on-street parking to be used to meet the parking requirement of a nonresidential use in the Urban and Industrial Redevelopment Zones if it finds that this parking can reasonably be expected to be available for customers of the use and is located within close proximity of the use.

280-14-12.2.2 Where multiple use of a lot occurs, off-street parking shall be provided for each use in accordance with this section. Where the applicant can demonstrate and document nonconflicting periods of use, shared use of parking spaces may be permitted by the Planning Board or Site Plan Review Committee.

280-14-12.2.3 Travel and queuing aisles associated with off-street parking, drive-in facilities and motor vehicle fuel pumps shall be provided and shall not interfere with the use of or be part of the required off-street parking.

280-14-12.2.4 The following minimum number of spaces, rounded up to the nearest whole number, shall be provided and maintained for each use on a lot, including each use within all buildings. The Planning Board or Site Plan Review Committee may reduce the required parking:

280-14-12.2.4.1 For reuse of an existing building by up to thirty percent (30%). In granting a reduction, the Planning Board or Site Plan Review Committee shall find that the reduction will not create or worsen parking problems in the neighborhood and that the required number of spaces cannot be reasonably accommodated on the lot; or

City Council Order # 16-106.04 Adopted 8-16-2016.

280-14-12.2.4.2 For new or existing buildings, if the applicant demonstrates to the Planning Board or Site Plan Review Committee that proposed parking is adequate for the use based on national or regional 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 and/or consideration of the availability of parking demand management programs that reduce the demand for on-site parking.

The maximum number of employees scheduled during peak demand/shift shall be used in calculating the number of required parking spaces when employee is referenced in the list below. Gross floor area shall be used in calculating the number of required parking spaces, unless otherwise noted.

Use	Number of Spaces
Residential	
Single-family dwellings, including mobile and manufactured homes	Two (2) spaces per dwelling unit
Two (2)-family dwellings	Two (2) spaces per dwelling unit
Multifamily	One-and-one-half (1.5) spaces per dwelling unit with one (1) bedroom, one-and-three-quarter (1.75) spaces for unit with two (2) bedrooms, and two (2) spaces per unit with three (3) or more bedrooms
Renting of rooms; furnishing board	One (1) space per guest room, plus two (2) spaces per dwelling unit, plus one-half (0.5) space per employee
Home occupation	Two (2) spaces in addition to required parking for residences
Convalescent/rest or nursing home and residential or congregate care	One (1) space per four (4) beds, plus one (1) space per employee
Institutional	
Municipal uses/public utilities	One-and-one-quarter (1.25) spaces per employee, plus one (1) space per one-hundred-fifty (150) square feet of public assembly and meeting area
Museums/libraries	One (1) space per three-hundred (300) square feet, plus one (1) space per employee
Places of public assembly, such as theaters, cinemas, auditoriums, stadiums and sports arenas	One (1) space per four (4) seats, plus one (1) space per two (2) employees
Church/synagogue	One (1) space per four (4) seats
Schools	For schools containing places of public assembly, parking shall be required per places of public assembly above or the following, whichever is greater
Grades K-8	One (1) space per classroom, plus one (1) space for each employee
Secondary	Eight (8) spaces per classroom
Post secondary	One (1) space for each two (2) students, plus one (1) space for each employee
Nursery schools and childcare centers	One (1) space per employee, plus a safe off-street area for vehicle pickup and dropoff of students/children
Schools not listed above	One (1) space per each two (2) students at capacity, plus one (1) space for each employee
Clubs and lodges	One (1) space per one-hundred-fifty (150) square feet, plus one (1) space per employee

Use	Number of Spaces
Health service facility/hospitals	One-and-one-quarter (1.25) spaces per four (4) beds, plus one (1) space per each full-time staff doctor, plus one (1) space per each other employee
Commercial	
Retail sales	Three (3) spaces per use or three (3) spaces per one-thousand (1,000) square feet (or one (1) space per three-hundred-thirty-three (333) square feet or portion thereof), plus one (1) space per employee, whichever is greater
Gas and/or service station; auto repair garage [For gas stations involving other uses (e.g., gas pumps with convenience stores), the minimum number of required parking spaces shall be the total of the requirements for each use, plus the standards listed above.]	One-quarter (0.25) space per fuel pump, plus one (1) space per employee, plus four (4) spaces per service bay
Motor vehicle sales and service	Three (3) spaces per one-thousand (1,000) square feet (or one (1) space per three-hundred-thirty-three (333) square feet or portion thereof) of nonservice bay area, plus two (2) spaces per employee
Banks	Four (4) spaces per use or three (3) spaces per one-thousand (1,000) square feet (or one (1) space per three-hundred-thirty-three (333) square feet or portion thereof), whichever is greater
Studios of artisans	Three (3) spaces per one-thousand (1,000) square feet (or one (1) space per three-hundred-thirty-three (333) square feet or portion thereof), whichever is greater
Personal services and business services	Three (3) spaces per use or four (4) spaces per one-thousand (1,000) square feet (or one (1) space per two-hundred-fifty (250) square feet or portion thereof), whichever is greater
Business and professional offices (nonmedical)	Three (3) spaces per use or four (4) spaces per one-thousand (1,000) square feet (or one (1) space per two-hundred-fifty (250) square feet or portion thereof), whichever is greater
Professional office (medical)	Four (4) spaces per doctor, plus one (1) space for each other employee
Wholesale sales/rental of equipment	Four (4) spaces per use or one (1) space per one-thousand (1,000) square feet, plus one (1) space per employee, whichever is greater
Restaurants/eating places/drinking places ^[1]	One (1) space per four (4) patrons at capacity, plus one (1) space per employee (measurement of standing and seating capacity shall be based upon the latest adopted edition of the ICC International Building Code and NFPA 101, whichever is more stringent)
Motels, hotels and inns	One (1) space per guest room, plus one (1) space per employee, plus four (4) spaces per one-thousand (1,000) square feet (or one (1) space per two-hundred-fifty (250) square feet or portion thereof) of public assembly area
Funeral homes	One (1) space per four (4) seats
Kennels	Three (3) spaces per use or three (3) spaces per one-thousand (1,000) square feet
Veterinary clinics	Four (4) spaces per doctor, plus one (1) space per other employee
Industrial	
Manufacturing	One (1) space per employee

Use	Number of Spaces
Warehouse	One (1) space per employee
Nonvehicular repair facilities	One (1) space per employee
Research and development	One (1) space per employee
Testing facilities	One (1) space per employee
Tradesmen's shops	Three (3) spaces per use or three (3) spaces per one-thousand (1,000) square feet, whichever is greater
Recreation/Marine	
Golf courses	Four (4) spaces per hole
Marina	One (1) space per boat slip
Fully enclosed place of recreation	Five (5) spaces per one-thousand (1,000) square feet (or one (1) space per two-hundred (200) square feet or portion thereof)
Outdoor recreation facilities	One (1) space per two (2) participants
Marine sales/services	Three (3) spaces per use or three (3) spaces per one-thousand (1,000) square feet, whichever is greater
Other Uses	As determined by the Planning Board based upon the ITE Parking Generation Manual

[1] Editor's Note: Amended at time of adoption of Code (see **Ch. 1, General Provisions, Art. I**).

280-14-12.3 Off-street parking design standards. The following design standards shall apply to all new and expanded off-street parking areas:

280-14-12.3.1 Parking areas for uses other than single- and two (2)-family dwellings shall be designed so that vehicles will not back out into a street.

280-14-12.3.2 Parking areas shall not inhibit emergency vehicle access to any building or structure.

280-14-12.3.3 Parking areas shall be separated from the front of all buildings by a landscaped area at least five (5) feet wide.

280-14-12.3.4 Wheel stops/curbs shall be placed where needed to prevent encroachment into walkways, landscaped areas, circulation aisles, streets and structures.

280-14-12.3.5 Where possible, parking spaces and travel aisles shall be clearly delineated.

280-14-12.3.6 All parking areas shall be designed to adequately control drainage. In furtherance of this standard, drainage calculations used shall reflect a paved condition, and all parking areas shall be constructed with base material which can withstand normally expected vehicle loading and winter maintenance.

280-14-12.3.7 In lots with ten (10) or more parking spaces, at least five percent (5%) of the parking spaces shall be designed and designated for handicapped parking. These spaces shall be located in close proximity to the entrances to the building.

§ 280-14-13. Signs

280-14-13.1 Applicability. All signs shall conform to the provisions of this section.

280-14-13.2 General provisions. All signs shall be in conformance with the following provisions:

City Council Order # 16-106.04 Adopted 8-16-2016.

280-14-13.2.1 Signs shall be clean, legible, and free from all hazards, such as faulty wiring, loose fastenings, or deteriorated condition, and shall be maintained so as not to be detrimental to the public health or safety or create a distraction or obstruction that impairs traffic safety.

280-14-13.2.2 Signs shall be designed, located, and maintained so that they do not create a traffic, safety, or health hazard or nuisance due to illumination, placement, display, or manner of construction. All signs shall be located so as not to obstruct views of traffic.

280-14-13.2.3 Signs shall conform to the Building and Electrical Codes.

280-14-13.2.4 Existing nonconforming signs may be maintained and may be replaced with a sign that is no more nonconforming than the existing sign. If a nonconforming sign is otherwise altered or relocated, it shall comply with the requirements of this section.

280-14-13.2.5 Private signs shall not be located within or project into the right-of-way of public streets except as specifically provided in this section.

280-14-13.2.6 Any sign which becomes a nuisance or safety hazard shall be removed.

280-14-13.2.7 The area of a sign shall be based upon the definition of a "sign face" in this Chapter.

280-14-13.2.8 Signs located on the inside of windows shall be permitted without a permit and shall not be included when calculating total sign area.

280-14-13.2.9 Any abandoned sign shall not be replaced with a non-conforming sign.

280-14-13.3 Prohibited signs. The following signs are prohibited in all areas unless specifically provided for in this section:

280-14-13.3.1 Off-premises business signs.

280-14-13.3.2 Moving or flashing signs.

280-14-13.4 Signs allowed without a permit.

280-14-13.4.1 The following types of signs may be installed in all zones without obtaining a sign permit from the Code Enforcement Officer:

280-14-13.4.1.1 Public safety signs.

280-14-13.4.1.2 Posting private property signs. Posted signs shall not exceed two (2) square feet each.

280-14-13.4.1.3 Temporary signs. Temporary signs shall not be placed in a position that will impair vision, obstruct traffic, or in any manner create a hazard or nuisance to the general public.

280-14-13.4.1.3.1 Organization signs. Organization signs may be placed for a period not exceeding ten (10) days prior to the event and shall be removed within two (2) days after the event or meeting.

280-14-13.4.1.3.2 Real estate signs. Not more than two (2) temporary real estate signs advertising the sale, lease or rental of a parcel or structure placed on the property. Within a rural or residential zone, the maximum sign size shall be six (6) square feet. Within a commercial or industrial zone the maximum sign size shall be thirty-two (32) square feet. Such signs shall be removed by the owner within ten (10) days of

City Council Order # 16-106.04 Adopted 8-16-2016.

such sale, lease, or rental. The signs may be attached to a building or be freestanding. In addition, up to four (4) temporary off-premises directional signs of not more than six (6) square feet in area may be erected in conjunction with an open house.

280-14-13.4.1.3.3 Construction signs. Temporary construction signs shall not exceed thirty-two (32) square feet and shall be removed within ten (10) days after project completion.

280-14-13.4.1.3.4 Home and yard sale signs. Home and yard sale signs may be placed no more than three (3) days prior to the sale and shall be removed within twenty-four (24) hours after said sale. Not more than five (5) off-premises signs may be erected to direct the public to the sale. These signs shall not be erected more than twenty-four (24) hours before the sale; they shall be removed within twenty-four (24) hours of the end of the sale.

280-14-13.4.1.3.5 Political signs. Signs bearing political messages relating to an election, primary or referendum may not be placed within the right-of way prior to six (6) weeks before the election, primary or referendum to which they relate and shall be removed by the candidate or political committee not later than one (1) week thereafter. Political signs are not allowed in locations identified in Exhibit A.

280-14-13.4.1.3.6 Hand-held or similar signs outside the public way not affixed to the ground or buildings.

280-14-13.4.1.4 Community banners, gateway signs, and public informational signs. Each religious or civic organization may erect no more than four (4) community banner, gateway, and public information signs within the public right-of-way, and each sign may not exceed twenty-four (24) inches by thirty (30) inches.

280-14-13.4.1.5 Home occupation signs. One (1) sign shall be allowed for an approved home occupation. The sign shall not exceed six (6) square feet in display area, and it shall be non-illuminated and mounted flat against the wall of the residence.

280-14-13.4.1.6 Bulletin board signs. Bulletin boards signs shall not exceed thirty-two (32) square feet in display area.

280-14-13.4.1.7 Driveway signs. Driveway signs shall not obstruct the view of traffic and shall not exceed four (4) square feet in display area.

280-14-13.4.1.8 Building directory signs. Building directory signs shall not exceed sixteen (16) square feet in area.

280-14-13.4.1.9 Residential occupancy signs. A single residential occupancy sign shall not exceed four (4) square feet identifying the occupants of a residential property.

280-14-13.4.2 The following signs shall be allowed without a permit in the Urban, Industrial Business, and Industrial Reuse Zones.

280-14-13.4.2.1 Temporary advertising features. No sign permit shall be required for the following signs, provided that they do not display the business name or logo, product, or similar information. Banners, inflatable devices, and similar materials shall be classified as temporary exterior advertising displays.

280-14-13.4.2.1.1 Temporary advertising features shall be located in such a manner that they will not obstruct or impair vision or traffic or in any way create a hazard or nuisance to the public.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-14-13.4.2.1.2 Any feature that becomes damaged, torn, or deflated shall be promptly repaired or removed.

280-14-13.5 Signs allowed with a permit. The following signs shall be permitted in the zones designated in each subsection below, subject to the issuance of a sign permit by the Code Enforcement Officer, and shall be considered to be accessory to the principal use of the premises on which they are located.

280-14-13.5.1 Agricultural signs. One (1) or more signs with a total sign area of not more than one-hundred-twenty-eight (128) square feet identifying an agricultural use and agricultural products available on the premises. Agricultural signs are allowed in the Rural Residential and Rural Mixed Use Zones.

280-14-13.5.2 Attached signs.

280-14-13.5.2.1 For commercial, recreational, or institutional uses in the Rural Residential and Rural Mixed Use Zones one (1) or more attached or freestanding signs with a total sign area of not more than thirty-two (32) square feet identifying the businesses and/or goods and services provided on the premises.

280-14-13.5.2.2 For recreational and institutional uses in the Single Family Residential and Residential Development Zones, not more than two (2) signs, each with an area of not more than sixteen (16) square feet. Alternatively, one (1) or both of these signs may be a freestanding sign.

280-14-13.5.2.3 For commercial uses in the Single Family Residential and Residential Development Zones, not more than two (2) signs, each with an area of not more than eight (8) square feet, identifying the name of the business and/or goods and services provided on the premises. Alternatively, one (1) or both of these signs may be a freestanding sign.

280-14-13.5.2.4 For recreational and institutional uses in the Urban, Industrial Business, Industrial Reuse, and Airport Development Zones, not more than two (2) signs, each with an area of not more than sixteen (16) square feet. Alternatively, one (1) or both of these signs may be a freestanding sign.

280-14-13.5.2.5 For commercial and industrial uses in the Urban, Industrial Business, Industrial Reuse, and Airport Development Zones, each business located on the premises may have attached or projecting signs.

280-14-13.5.2.5.1 The total area of these signs shall be based upon the gross square feet of floor area occupied by the business:

Gross Floor Area (square feet)	Sign Area (square feet)
Less than five-thousand (5,000)	Thirty-two (32)
Five-thousand (5,000) to nine-thousand-nine-hundred-ninety-nine (9,999)	Forty-eight (48)
Ten-thousand (10,000) to fourteen-thousand-nine-hundred-ninety-nine (14,999)	Sixty-four (64)
Fifteen-thousand (15,000) to nineteen-thousand-nine-hundred-ninety-nine (15,999)	Ninety-six (96)
Twenty-thousand (20,000) or greater	One-hundred-twenty-eight (128)

280-14-13.5.2.5.2 If the parcel does not have a freestanding sign or if the freestanding sign is smaller than the maximum allowed in the zone, the total area of projecting or attached signs on the parcel may be increased by the unused freestanding sign area. If there is more than one (1) business on the parcel, the increased attached projecting sign area shall be allocated among the businesses so that the total sign area for the parcel is not exceeded.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-14-13.5.3 Awning, canopy, or projecting signs.

280-14-13.5.3.1 The area of awning and canopy signs is included in the calculation of total attached signs for a business and/or property in the Urban, Industrial Business, Industrial Reuse and Airport Development Zones.

280-14-13.5.3.2 That portion of the awning or canopy bearing the commercial message shall be counted as a sign face in computing total sign area.

280-14-13.5.3.3 Within the Urban and Industrial Reuse Zones projecting signs, awnings, and canopies may extend over the public right-of-way provided that all of the following provisions are met:

280-14-13.5.3.3.1 are located at least two (2) feet behind the curb line or edge of pavement if no curb exists.

280-14-13.5.3.3.2 are securely anchored to the building.

280-14-13.5.3.3.3 are located so as not to obstruct pedestrian or vehicular movement.

280-14-13.5.3.3.4 do not exceed twelve (12) square feet in sign area.

280-14-13.5.4 Changeable signs. Signs allowed elsewhere in this section may be defined as changeable signs if they meet the following conditions:

280-14-13.5.4.1 The display may be changed no more than once every twenty (20) minutes.

280-14-13.5.4.2 The display shall change as rapidly as technologically practicable, with no phasing, rolling, scrolling, flashing or blending.

280-14-13.5.4.3 The display may consist of alphabetic or numeric text on a plain or colored background and may include graphic, pictorial or photographic images.

280-14-13.5.4.4 Only one (1) changeable sign with two (2) sides is allowed for each public way that provides direct vehicular access to the business, facility or point of interest.

280-14-13.5.4.5 The highest point of the display of a changeable sign may not exceed a height of twenty-five (25) feet above either the centerline of the nearest public way or actual ground level adjacent to the sign, whichever is lower.

280-14-13.5.4.6 Time and temperature signs erected prior to September 29, 1995 are exempt from Department of Transportation rules.

280-14-13.5.5 Directional signs. Off-premises directional signs designed to provide direction to pedestrian and vehicular traffic may be erected in accordance with the following:

280-14-13.5.5.1 Business directional signs. Signs bearing the name of a particular business or businesses may be erected within the street right-of-way to guide the traveling public to lodging, eating facilities, historic sites or buildings, and recreational areas. They shall comply with the provisions of the Maine Traveler Information Services Act. See 23 M.R.S. §1901 et seq and the standards of the Maine Department of Transportation.

280-14-13.5.5.2 Emergency medical signs. Signs identifying facilities providing emergency medical care to humans and animals may be erected within the street right-of-way to guide the public to these facilities. These directional signs may contain the name of the facility.

280-14-13.5.5.3 Farm signs. Signs identifying farm products raised and sold on the farm may be displayed. Each sign shall be less than eight (8) square feet in area and shall be located within five (5) miles of the farm. Farm signs may be erected on private property or at the edge of the right-of-way of roads that receive no federal aid.

280-14-13.5.5.4 Location, design, erection and maintenance of directional signs. All directional signs shall conform to the design, construction and locational requirements of the Maine Department of Transportation for official business directional signs.

280-14-13.5.6 Freestanding signs.

280-14-13.5.6.1 For commercial, recreational, or institutional uses in the Rural Residential and Rural Mixed Use Zones, one (1) or more attached or freestanding signs with a total sign area of not more than thirty-two (32) square feet identifying the businesses and/or goods and services provided on the premises. Any freestanding sign shall be not more than eight (8) feet in height.

280-14-13.5.6.2 For recreational and institutional uses in the Single Family Residential and Residential Development Zones, not more than two (2) signs, each with an area of not more than sixteen (16) square feet. Alternatively, one (1) or both of these signs may be an attached sign. Any freestanding sign shall not be more than eight (8) feet in height.

280-14-13.5.6.3 For commercial uses in the Single Family Residential and Residential Development Zones, not more than two (2) signs, each with an area of not more than eight (8) square feet, identifying the name of the business and/or goods and services provided on the premises. Alternatively, one (1) or both of these signs may be an attached sign. Any freestanding sign shall not be more than eight (8) feet in height.

280-14-13.5.6.4 For recreational and institutional uses in the Urban, Industrial Business, Industrial Reuse, and Airport Development Zones, not more than two (2) signs, each with an area of not more than sixteen (16) square feet. Alternatively, one (1) or both of these signs may be an attached sign. Any freestanding sign shall be not more than twenty (20) feet in height.

280-14-13.5.6.5 For commercial and industrial uses, in the Urban, Industrial Business, Industrial Reuse, and Airport Development Zones, one (1) freestanding sign for each public street upon which the parcel has frontage. Freestanding signs may identify the name of the development, the occupants of the premises, products sold on the premises, or a combination thereof.

280-14-13.5.6.5.1 The Planning Board may approve the installation of additional freestanding signs subject to the size and height limits for the zone in which they are located if it finds that:

280-14-13.5.6.5.1.1 Such additional freestanding signs are required to identify different product lines sold by the business, or

280-14-13.5.6.5.1.2 Such additional freestanding signs are necessary due to the unique physical characteristics of the site which make the use of a single sign impractical or confusing.

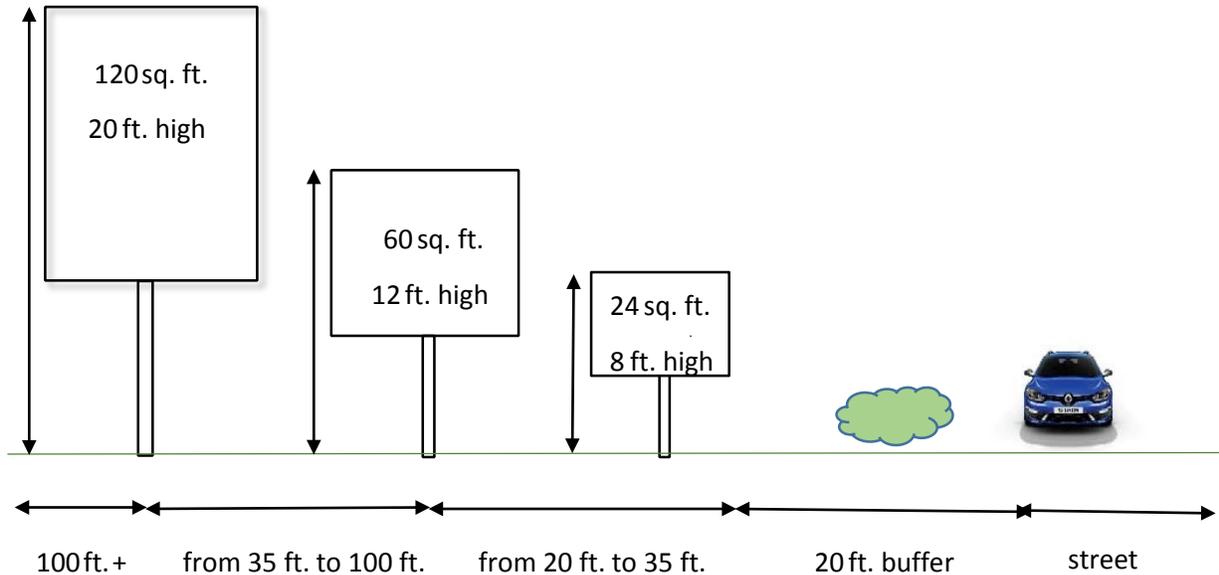
280-14-13.5.6.5.2 Projects with multiple tenants may erect up to two (2) freestanding directory signs of not more than thirty-two (32) square feet in area to direct people to the various occupants.

280-14-13.5.6.5.3 In the Industrial Business, Industrial Reuse, and Airport Development Zones, each freestanding sign shall have an area of not more than one-hundred-twenty (120) square feet and shall be not more than twenty (20) feet in height.

280-14-13.5.6.5.4 In the Urban Zone, each freestanding sign shall comply with the following chart:

Freestanding Sign Criteria
Urban Zone

The following chart shows maximum sign area and height for signs in the Urban Zone. Setback distances are also shown below.



There shall be a minimum twenty (20)-foot setback from the sign to the street or the applicant's property line, whichever is greater. Allowed sign area and height shall be determined by this setback distance.

280-14-13.5.7 Portable signs. Any use located in a Rural Mixed Use, Urban, Industrial Business, or Industrial Reuse Zone shall be permitted one (1) portable sign in addition to other signs permitted by this chapter, with the following conditions:

280-14-13.5.7.1 Portable signs shall be not more than thirty-two (32) square feet in sign area, and shall be displayed for a maximum of ninety (90) days in a calendar year, and

280-14-13.5.7.2 Applications for sign permits shall specify the locations of signs and time of use. The permittee shall pay a fee for each thirty (30)-day installation period, and

280-14-13.5.7.3 Portable signs shall be located outside of the street right-of-way in such a manner that it will not obstruct or impair vision or traffic or in any way create a hazard or nuisance to the public. The electrical service shall be approved by the Electrical Inspector upon installation.

280-14-13.5.8 Residential development signs. The following residential development signs are allowed in the zones indicated below.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-14-13.5.8.1 Not more than two (2) signs with a total sign area of not more than thirty-two (32) square feet at each vehicular entrance to an apartment development, subdivision, or other residential development in the Rural Residential and Rural Mixed Use Zones.

280-14-13.5.8.2 Not more than two (2) signs, each with an area of not more than sixteen (16) square feet, at each entrance to an apartment development, subdivision, or other residential development in the Single Family and Residential Development Zones.

280-14-13.5.8.3 Not more than two (2) signs, each with an area of not more than sixteen (16) square feet, at each entrance of an apartment building or other residential property or development in the Urban, Industrial Business, Industrial Reuse, and Airport Development Zones.

280-14-13.5.9 Roof top signs. Roof-top signs will be allowed in the Urban, Industrial Business, Industrial Reuse, and Airport Development Zones with the following conditions:

280-14-13.5.9.1 Roof top signs shall comply with the dimensional limitations of the zone in which it is located, and

280-14-13.5.9.2 Roof top sign area shall be included in the calculation of attached signage, and

280-14-13.5.9.3 Roof top signs shall not extend above the highest elevation of the roof.

280-14-13.5.10 Sandwich board signs. In addition to other allowed signs, any business located on the first floor within the Urban Zone may place one (1) sandwich board sign on the sidewalk or in the esplanade directly in front of the business, provided that all of the following conditions are met:

280-14-13.5.10.1 Each sign face of sandwich board signs shall be no-more than eight (8) square feet;

280-14-13.5.10.2 Sandwich board signs shall not be illuminated;

280-14-13.5.10.3 Sandwich board signs shall advertise only services and products available at the business;

280-14-13.5.10.4 Sandwich board signs shall be located so that they will not obstruct pedestrian traffic, obscure the vision of motorists, or otherwise create a safety hazard;

280-14-13.5.10.5 Sandwich board signs shall be displayed only during the hours that the business is open and will be removed each night; and

280-14-13.5.10.6 An annual renewal permit is required for sandwich board signs and may be obtained from the Code Enforcement Officer.

280-14-13.5.11 Temporary advertising displays. Temporary exterior advertising displays may be used by a business to advertise special events, sales, or similar activities.

280-14-13.5.11.1 Sign permits permit for temporary advertising displays shall be obtained from the Code Enforcement Officer. The application shall specify the location of temporary advertising displays and the period of use.

280-14-13.5.11.2 A business may display one (1) or more banners that shall not exceed an aggregate of forty-eight (48) square feet in area.

280-14-13.5.11.3 Temporary advertising displays shall not be used for more than thirty (30) consecutive days. At the end of this period, the displays shall be removed.

280-14-13.5.11.4 Temporary displays shall be located in such a manner that they will not obstruct or impair vision or traffic or in any way create a hazard or nuisance to the public.

280-14-13.5.11.5 A business may use temporary advertising displays for a maximum of ninety (90) days in a calendar year.

280-14-13.5.11.6 Temporary advertising displays shall be in addition to other signs permitted by this chapter.

Article XV. Performance Standards^[1]

[1] Note: Performance Standards apply to activities which do not require Site Plan, Subdivision, or Planning Board approval.

§ 280-15-1. Groundwater protection standards.

280-15-1.1 Applicability. The general provisions of this section apply to all land uses, including storage of hazardous materials, new construction, structural alteration, and substantial change in use, occurring in the City. Additional standards and requirements apply in areas delineated as Public Water Supply Protection Districts.

280-15-1.2 Delineation of the Public Water Supply Protection Districts.

280-15-1.2.1 Public Water Supply Protection Districts shall be delineated on copies of the Assessor's maps and shall be titled "Public Water Supply Protection Districts Map: City of Sanford." This map shall be deemed an integral part of this chapter and shall be maintained on file in the Code Enforcement Office.

280-15-1.2.2 The Public Water Supply Protection Districts shall operate as overlay districts. If there is any conflict between the provisions of the Public Water Supply Protection Districts and other sections of this chapter, the more restrictive provision shall apply.

280-15-1.2.3 The Public Water Supply Protection Districts are comprised of areas in and around Water District well fields and in the Branch Brook Aquifer where aquifer recharge occurs. Regulatory standards apply to the following districts:

280-15-1.2.3.1 District 1, as delineated on the Official Public Water Supply Protection Districts Map, consists of the New Dam Well, the Eagle Drive 1 Well, the Eagle Drive 2 Well, and the Branch Brook Aquifer.

280-15-1.2.3.2 District 2, as delineated on the Official Public Water Supply Protection Districts Map, consists of the Old Mill Road Well, the Route 109 at Sam Allen Road Well, Bernier Road Well, and the Country Club No. 2 Well.

280-15-1.2.3.3 District 3, as delineated on the Official Public Water Supply Protection Districts Map, consists of the Cobb 1 Well, the Cobb 2 Well, and the Main Well Field.

280-15-1.2.4 Each area is further defined by two (2) distinct zones delineated by the hydraulic travel time to a wellhead. These zones designate different levels of wellhead protection:

280-15-1.2.4.1 Zone A, as delineated on the Official Public Water Supply Protection Districts Map, consists of the area in which it would take a leachable material introduced into the groundwater two-hundred (200) days or less to reach a public water supply. The travel time boundary of this zone is based on the length of time viruses present in the wastewater can survive in the soil. Zone A is therefore an area regulated for sanitary purposes.

280-15-1.2.4.2 Zone B, as delineated on the Official Public Water Supply Protection Districts Map, consists of the areas from which it would take a leachable material two-hundred (200) to two-thousand-five-hundred (2,500) days of travel time to reach a public water supply. This zone is regulated to reduce the risk of contamination of the groundwater supply from land use activities that pose a major threat.

280-15-1.2.4.3 Hydraulic travel times are the most commonly used instruments for defining an area of groundwater protection. Zones A and B have been mapped accordingly around existing and proposed public water supply well fields and aquifers to protect the health and safety of the public as well as maintain the integrity of the groundwater resource.

280-15-1.2.5 If any portion of a parcel is located in Zone A and/or B, all of the land located in Zone A shall be governed by the regulations for Zone A, and all of the land located in Zone B shall be governed by the regulations for Zone B.

280-15-1.2.6 The delineation of all districts and Zones A and B may be revised only by amendment to the Public Water Supply Protection Districts Map in accordance with the provisions of § **280-4-2**.

280-15-1.2.7 If there are questions as to the location of the district or zone boundaries, the location shall be determined in accordance with provisions of § **280-9-3**.

280-15-1.3 General performance standards. All use of land, buildings, and structures in the City shall comply with the following standards:

280-15-1.3.1 Sites at which hazardous materials are stored, used or generated shall be designed to prevent spills and discharges to the surface of the ground, groundwater, lakes, streams, rivers or wetlands.

280-15-1.3.2 Areas and facilities for loading and unloading hazardous materials and polluting materials shall be designed and constructed to prevent discharge or runoff to groundwater.

280-15-1.3.3 Facilities shall be designed so that all stored, spilled or leaked hazardous materials are contained on site.

280-15-1.3.4 Secondary containment for aboveground areas where hazardous materials are stored or used shall be provided.

280-15-1.3.5 Existing and new storage tanks shall meet all state and federal requirements.

280-15-1.3.6 Outdoor storage of hazardous materials shall use product-tight containers which are protected from weather, leakage, accidental damage, and vandalism.

280-15-1.3.7 Discharge of fluids from any motor vehicle shall not be permitted into or onto the ground.

280-15-1.3.8 General purpose floor drains shall be approved by the Local Plumbing Inspector prior to installation. The Local Plumbing Inspector may consult with the Water District and/or Sewerage District prior to approving floor drains.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-1.4 Additional performance standards in Public Water Supply Protection Districts. All uses of land, buildings, and structures in a designated Public Water Supply Protection District shall comply with the following standards in addition to those set forth in **§§ 280-15-1.3**:

280-15-1.4.1 The volume and quality of groundwater recharge shall be maintained at predevelopment levels.

280-15-1.4.2 Stormwater management and containment facilities shall not increase the level of contaminants entering the groundwater.

280-15-1.4.3 In areas which are not served by public sewer, no more than one (1) dwelling unit may be connected to a subsurface waste disposal system.

280-15-1.5 Prohibited uses.

280-15-1.5.1 The following uses shall be prohibited within Zones A and B of Public Water Supply Protection Districts 1, 2 and 3:

280-15-1.5.1.1 The disposal of solid waste, sludge, and ash.

280-15-1.5.1.2 The discharge of commercial or industrial wastewater or wash water to an on-site sewage disposal system.

280-15-1.5.1.3 Sand and gravel excavation within five (5) feet of the seasonal high-water table.

280-15-1.5.1.4 The land application of sludge and the spray application of industrial wastewater or sewage.

280-15-1.5.2 The following uses shall be prohibited within Zones A and B of District 2:

280-15-1.5.2.1 The commercial use, storage, or manufacture of hazardous materials or wastes.

280-15-1.5.2.2 The commercial use, storage, or manufacture of petroleum products.

280-15-1.5.2.3 The bulk storage of leachable materials, including concrete, asphalt, tar, coal, and salt.

280-15-1.5.2.4 The commercial storage and application of pesticides.

280-15-1.5.3 The following uses shall be prohibited within Zone A of Districts 1, 2 and 3:

280-15-1.5.3.1 On-site sewage disposal systems for any new use. Replacement septic systems for existing uses are permitted subject to review by the Water District. Notwithstanding this provision, the Local Plumbing Inspector may issue a permit for a septic system for a new single-family residential use if all of the following conditions are met:

280-15-1.5.3.1.1 The lot existed at the time of adoption of this provision;

280-15-1.5.3.1.2 The lot is located entirely within Zone A;

280-15-1.5.3.1.3 There is no reasonable alternative for sewage disposal;

280-15-1.5.3.1.4 The Water District has reviewed the proposed location of the system; and

280-15-1.5.3.1.5 The location of the system maximizes the protection of the public water supply.

280-15-1.5.3.2 Manure spreading between November 1 and April 1 and at any other time when the ground is frozen.

280-15-1.6 Water supply protection permit required. Any use of the land, construction or alteration of a building or structure, change in the occupancy of a building, or modification of existing industrial processing or storage facilities which increases the volume or changes the type of hazardous materials present on a site shall be permitted within the Public Water Supply Protection Districts only after the issuance of a water supply protection permit in accordance with **§§ 280-15-1.7**.

280-15-1.7 Water supply protection permit procedures. The Code Enforcement Officer is authorized to review applications for and issue water supply protection permits for any activities covered by this section that do not trigger site plan review-under this chapter. Prior to issuing a permit, the Code Enforcement Officer shall notify the abutters of the property and their right to review and provide written comments on the application. The Code Enforcement Officer shall not issue the permit until at least five (5) business days after the mailing of notices to the abutters. For activities requiring a water supply protection permit and/or site plan review, the water supply protection permit shall be considered as part of the site plan review process described in **Article XVI**.

280-15.1.8 Compliance with the requirements of § 275-42.

280-15-1.9 Review criteria. When reviewing an application, the Code Enforcement Officer, Site Plan Review Committee, or Planning Board shall approve the application only if it finds that the applicant has adhered to all performance standards contained in **§§ 280-15-1.3** and **280-15-1.4**.

280-15-1.10 Notification requirement. Within sixty (60) days of the adoption of this section, the Planning Director shall notify the owners of all parcels within a Public Water Supply Protection District of the adoption of these provisions and the importance of compliance with the requirements and shall provide them with a copy of the performance standards and other requirements.

§ 280-15-2. Watershed performance standards.

In addition to the other requirements of this chapter, any use of land or development activity within the Mousam River watershed or the Great Works River watershed that is subject to site plan review shall conform to the following standards:

280-15-2.1 The area of the site stripped of existing vegetation at any given time shall be minimized. Stripping of the site shall be phased where practical so that areas are revegetated and permanently stabilized before additional areas are stripped of existing vegetation.

280-15-2.2 Not more than thirty-five percent (35%) of the total vegetated area of a lot may be covered by impervious surfaces, including buildings, structures, and paved or gravel surfaces, unless the owner of the parcel demonstrates that such development will be carried out in accordance with the Best Management Practices as set forth in "Stormwater Management for Maine: Best Management Practices," published by the Maine Department of Environmental Protection, as may be amended from time to time.

280-15-2.3 Any area of disturbed ground resulting from construction or similar activities shall be either temporarily or permanently stabilized by use of riprap, seed, mulch, or other ground cover within one (1) week from the time it was actively worked.

280-15-2.4 Vegetated buffer strips at least twenty-five (25) feet wide shall be maintained adjacent to waterways, drainage ditches, and swales. Waterways, ditches, and swales shall be revegetated prior to September 15.

280-15-2.5 Stormwater collection systems shall be designed to use overland flow into vegetated buffer strips whenever possible. When enclosed storm drainage systems are used, provisions for managing nutrient export shall be incorporated consistent with Best Management Practices.

280-15-2.6 Silt fencing and hay bale barriers in accordance with the York County Soil and Water Conservation District's erosion and sedimentation control standards shall be used during all phases of construction.

280-15-2.7 The Planning Board may require that projects classified as major developments under this chapter conduct an analysis of nutrient export levels and incorporate nutrient loading control devices such as sedimentation/retention ponds, infiltration systems, wet ponds, swales, or flow strips if necessary to reduce the level of nutrient export to acceptable levels. This analysis shall be carried out in accordance with "Phosphorous Control in Lake Watersheds: A Technical Guide for Evaluating New Developments," published by the Maine Department of Environmental Protection, as may be amended from time to time. If the phosphorous method requires removal of more than seventy-five percent (75%) of the increase in phosphorous load to meet the phosphorous export limit, the Planning Board may increase the limit to a level obtainable through on-site use of Best Management Practices as identified in the Stormwater Best Management Practices Manual.

280-15-2.8 If the project is classified as a major site plan and is in the watershed of a great pond, phosphorus impacts will be managed in compliance with the relevant requirements of **§ 275-47 and § 275-60**.

§ 280-15-3. Industrial performance standards.

All uses involving the manufacturing or processing of materials or products shall conform to the following standards:

280-15-3.1 Storage of derelict vehicles or equipment. No derelict vehicles or equipment shall be stored on the site unless they are enclosed within a secure area and screened from view from public streets and adjacent properties.

280-15-3.2 Vibration. Equipment and other activities shall not produce vibration measured at the lot line which is perceptible without instruments. In no case shall vibration at the lot line exceed three-one-thousandths (0.003) of one (1) inch.

280-15-3.3 Odors and air quality. No offensive, harmful, or noxious odors shall be emitted that create a public nuisance or hazard beyond the lot line of the parcel, an adjoining unit, building, or property, documented by multiple complaints. All facilities shall have a properly designed and maintained ventilation and air filtration system which takes into consideration the square footage and number of elements in the industrial process. Smoke, debris, dust, fluids, and other substances shall be managed in compliance with Maine Department of Environmental Protection Regulations Chapter 110 Ambient Air Quality Standards. Filters shall be checked every six (6) months and shall be replaced as needed or based on the manufacturer's recommended schedule, whichever is more recent. *[Amended 7-19-2016]*

280-15-3.4 Electromagnetic interference. No electromagnetic interference shall be permitted that does not conform to state and federal standards.

280-15-3.5 Lights. No lights used in the industrial process or on the site of the industrial process shall produce pollution, glare, or brightness that would create a public nuisance or hazard. All lights shall be shielded and oriented such that they shall not extend beyond the property lines. All power sources, electrical fixtures, and electrical conveyances shall be installed, connected, and maintained in

conformance with the City's building, electrical, fire, and other health safety and technical codes, including but not limited to **Chapters 90: Building Construction** and **128: Fire Prevention**. *[Amended 7-19-2016]*

280-15-3.6 Noise. Noise from an exhaust fan or other aspects of the operation shall not exceed the maximum permissible noise level established by the City in **Chapter 178: Noise**. *[Amended 7-19-2016]*

280-15-3.7 Carbon dioxide and/or other gases. If carbon dioxide and/or other gases are used in the industrial process, carbon dioxide alarms and/or alarms for other gases shall be provided and maintained in good operating condition. *[Amended 7-19-2016]*

280-15-3.8 Security. The facility shall be secured so as to render it inaccessible to any unauthorized persons during all hours. Security measures shall be reviewed and approved to manage nuisance activity, unauthorized entry into a facility, and/or thefts. The Planning Board may require that a knock box of an approved type listed in accordance with UL 1037 shall be installed in an accessible location to provide access in the event of an emergency. *[Amended 7-19-2016]*

§ 280-15-4. Residential cluster development standards.

280-15-4.1 Purpose. The purpose of these provisions is to allow for contemporary concepts of housing development where variations of design may be allowed. The Planning Board may approve residential cluster developments as an alternative to conventional subdivisions. The Planning Board may approve subdivisions as residential cluster developments in which the size of individual lots is less than that normally required by this chapter, provided that a sufficient area of the total parcel being developed is reserved as permanent open space. Notwithstanding other provisions of this chapter relating to dimensional requirements, the Planning Board, in reviewing and approving proposed residential cluster developments, may modify provisions related to dimensional requirements to permit innovative approaches to housing and environmental design in accordance with the following standards. This section is not to be construed as granting variances to relieve hardship.

280-15-4.2 Basic requirements for cluster developments.

280-15-4.2.1 Cluster development shall meet all requirements for subdivision approval and shall be in conformance with a site plan for its overall development.

280-15-4.2.2 Each lot or building shall be an element of an overall plan for site development. When the development consists of the creation of lots, the plan shall establish a building envelope for each lot that identifies the area within which the buildings will be located. When the development involves the construction of buildings on a single parcel, the plan shall show the location of each building.

280-15-4.2.3 The total residential density may be no greater in a cluster development than is normally permitted in the zone in which the development is proposed.

280-15-4.2.4 Residential cluster developments in accordance with this section are allowed in all residential zones.

280-15-4.2.5 Only those residential uses allowed in a zone are allowed in a residential cluster development. In addition, in the Rural Residential and Rural Mixed Use Zones newer mobile homes, as defined in this chapter, may be allowed on a slab-type foundation provided that the individual mobile home sites or lots are rented and not sold.

280-15-4.2.6 A cluster development may have no fewer than five (5) dwelling units.

280-15-4.3 Dimensional requirements.

280-15-4.3.1 Individual lot sizes may be less than that required in the zone in which the cluster development is located, provided that the amount of land by which the lot is reduced is reserved as open space. Within the Rural Residential and Rural Mixed Use Zones, individual lots may be as small as twenty-thousand (20,000) square feet, provided that the soils are adequate to support a lot of that size. In other zones, the area of individual lots may be reduced by up to fifty percent (50%).

280-15-4.3.2 Other lot dimensional requirements may be reduced as follows:

280-15-4.3.2.1 Lot frontage: fifty percent (50%) of that required in the zone.

280-15-4.3.2.2 Side lot line setback: fifty percent (50%) of that required in the zone.

280-15-4.3.2.3 Front lot line setback: ten (10) feet.

280-15-4.3.2.4 Rear lot line setback: ten (10) feet.

280-15-4.3.2.5 Lot depth: fifty percent (50%) of that required in the zone.

280-15-4.4 Open space.

280-15-4.4.1 At least forty percent (40%) of the total area of the cluster development must be in open space, and not more than twenty percent (20%) of the required open space area may be wetland and/or slopes greater than fifteen percent (15%).

280-15-4.4.2 The open space shall be dedicated to the recreational amenity and environmental enhancement of the development, shall protect natural resources, and shall be recorded as such. For the purpose of these provisions, open space means an area that is:

280-15-4.4.2.1 Not encumbered in any way by a principal structure;

280-15-4.4.2.2 Not devoted to use as a roadway, road right-of-way, parking lot, or sidewalk;

280-15-4.4.2.3 Left in its natural or undisturbed state, if wooded, except for cutting of trails for walking or jogging, or, if not wooded at the time of development, is landscaped for ball fields, play fields, picnic areas, or similar activities;

280-15-4.4.2.4 Capable of being used and enjoyed for the purpose of informal and unstructured recreation and relaxation; and

280-15-4.4.2.5 Legally and practicably accessible to all residents of lots in the cluster development out of which the open space is taken.

280-15-4.4.3 The common open space shall be controlled by one (1) or more of the following methods:

280-15-4.4.3.1 Common ownership by the owners of units within the project;

280-15-4.4.3.2 Common ownership by the owners of the units within the project with a conservation easement granted to the City, subject to acceptance by the City Council or recognized conservation organization;

280-15-4.4.3.3 Dedication to the City as public open space subject to acceptance by the City Council;

280-15-4.4.3.4 Transfer, with permanent restrictions, to a land trust or other recognized conservation organization; and/or

280-15-4.4.3.5 Ownership by a private party for agricultural or other natural resource use, provided that permanent restrictions are in place to provide for its continued use for this purpose.

280-15-4.4.4 Any subdivision proposed under this section shall specify the ownership, use, management, and person responsible for maintenance of all common areas and facilities. The Planning Board shall approve the arrangements for the ownership, control, and maintenance of the common open space as part of the approval of a final subdivision plan. No changes in the use or management of the common open space shall be made without Planning Board approval.

280-15-4.4.5 Any common open space or facility not retained by a private owner shall be maintained by a homeowners' association unless and until it is transferred in its entirety to the City or a recognized conservation organization, and until the transfer actually is completed. The formation and incorporation by the developer of a homeowners' association shall be accomplished prior to final subdivision approval. Covenants for mandatory membership in the association shall be approved by the Planning Board and included in the deed for each lot or unit. The association's documents shall specify that:

280-15-4.4.5.1 The association shall have the responsibility of maintaining the common open space and other private facilities dedicated to the use in common by the development's residents.

280-15-4.4.5.2 The association shall levy annual charges against all property owners to defray the expenses, if any, connected with maintenance of the common open spaces and facilities.

280-15-4.4.5.3 The developer shall maintain control of common open spaces and facilities and be responsible for their maintenance until at least fifty-one percent (51%) of the development's lots or units have been completed and sold, with evidence of such completion and sales submitted to and approved by the Planning Board.

280-15-4.5 Design standards. In addition to other standards of this chapter and of Chapter **275: Subdivision of Land**, the following design standards shall apply to cluster developments:

280-15-4.5.1 Priorities for layout of lots and open space. The Planning Board shall find that individual building lots/sites are laid out and open space preserved to achieve the following objectives, as applicable. Where the Planning Board finds that objectives conflict, the objectives shall be achieved in the order listed:

280-15-4.5.1.1 Where on-site wastewater disposal is to be used, it will be located on suitable soils for subsurface wastewater disposal;

280-15-4.5.1.2 The layout preserves, as part of the required open space, environmentally sensitive areas, such as wetlands, steep slopes, floodplains, wildlife habitat rated by the Maine Department of Inland Fisheries and Wildlife as high value, and unique natural features;

280-15-4.5.1.3 The design maximizes, as part of the required open space, the amount of contiguous, usable area for agriculture or woodlot production;

280-15-4.5.1.4 The layout preserves cultural features of the rural landscape, such as stone walls, tree lines, and important or unique structures;

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-4.5.1.5 The layout maximizes, as part of the required open space, the amount of undisturbed, contiguous wildlife habitat, including habitat that may not be rated as high by the Maine Department of Inland Fisheries and Wildlife;

280-15-4.5.1.6 Where the development abuts a body of water, the design includes, as part of the required open space, a minimum of twenty-five percent (25%) of the shoreline;

280-15-4.5.1.7 The layout encourages buildings to be located within woodlands or along the edges of open fields adjacent to woodlands;

280-15-4.5.1.8 The layout provides for buildings in locations least likely to block or interrupt scenic vistas, as seen from the public roadway;

280-15-4.5.1.9 The design maximizes open space that is usable for outdoor recreation;

280-15-4.5.1.10 Each house lot has direct access to the open space, which means that the owner of one (1) house lot does not have to cross another's house lot to reach the open space;

280-15-4.5.1.11 The layout minimizes the length of roadways, public utility lines, and other infrastructure within the proposed development;

280-15-4.5.1.12 The design provides planting, landscaping, fencing, and screening to buffer the development from, and integrate it with, the character of any surrounding development.

280-15-4.5.2 Vehicular access, street layout and construction.

280-15-4.5.2.1 All vehicular access to buildings and lots shall be from a street within the development and not from an existing public road.

280-15-4.5.2.2 All streets, roads, access drives, and parking areas shall be designed to harmonize with the topographic and natural features of the site. The road network shall provide for vehicular and pedestrian safety, all-season emergency access, snow storage, delivery and collection services, and potential connections to abutting land.

280-15-4.5.2.3 Streets shall be designed and constructed in conformance with Chapter **275: Subdivision of Land**.

280-15-4.5.3 Buffering. A cluster development shall be buffered from a street or road, other than the street or road serving individual lots in the development, or from any abutting single-family dwelling lot, by a distance equal to two (2) times the normal minimum setbacks required for the zone. This buffer shall be established and maintained with a screen to provide an effective visual barrier from the ground to a height of at least ten (10) feet. This screen may be composed of a landscaped earth berm, planted evergreen bushes and trees, or existing evergreen bushes and trees, or a combination of such features.

280-15-4.5.4 Utilities. Utilities shall be installed underground wherever possible. Transformer boxes, pumping stations, and meters shall be located so as not to be unsightly or hazardous to the public.

§ 280-15-5. Manufactured housing.

280-15-5.1 Modular homes. Modular homes shall be allowed in any zone in which a residential structure is allowed and subject to the requirements of that zone.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-5.2 Newer mobile homes. Newer mobile homes shall be treated as single-family homes allowable in the Rural Residential, Rural Mixed Use, and Residential Development Zones but may not be located on a lot or parcel of land which fronts on Route 109, 202, 99, 11A, 224 or 4.

280-15-5.3 Nonconforming homes. All other mobile homes and trailers, and modular homes which fail to meet the definition of modular home as defined in this chapter, which were lawfully located in the City as a residential unit prior to November 20, 1984, and all other mobile homes which are lawfully located within the City subsequent to that date pursuant to §§ 280-15-5.4, shall be considered nonconforming structures and may continue and may be maintained, repaired, improved, enlarged, or replaced with a like home the same size or larger. Such a nonconforming structure may be moved to another lot or parcel in the Rural Residential, Rural Mixed Use, or Residential Development Zones but may not be relocated to a lot or parcel of land which fronts on Route 109, 202, 99, 11A, 224 or 4.

280-15-5.4 Additional older homes prohibited. No person, firm, corporation, or other legal entity may locate a factory-built home that is included within the term all other mobile homes as defined in this chapter on a lot or parcel of land in the City if such factory-built home was not lawfully located in the City as a residential unit prior to November 20, 1984; provided, however, that:

280-15-5.4.1 Any manufactured home or factory-built home that is included within the term all other mobile homes, regardless of its date of manufacture, that is legally sited within the City as of August 4, 1988, may be relocated to another lot or parcel of land within the City where newer mobile homes are allowed under §§ 280-15-5.2 so long as it complies with all design criteria applicable to newer mobile homes, including but not limited to a pitched, shingled roof, exterior siding which is residential in appearance and located on a permanent foundation; provided, however, that the Zoning Board of Appeals may, upon written request by the owner of said home, grant a waiver from said design standards upon the owner's showing of economic circumstances that would cause compliance with said design standards to have the practical effect of preventing said home's relocation within the City; and

280-15-5.4.2 No manufactured home shall be prohibited solely on the basis of its date of manufacture or failure to comply with the National Manufactured Housing Construction and Safety Standards Act of 1974.

280-15-5.5 Homes in mobile home parks. A mobile home being located on a lot approved prior to the effective date of this amendment in an existing mobile home park licensed by the Maine Department of Business Regulation shall not be required to be located on a permanent foundation.

280-15-5.6 Mobile home parks.

280-15-5.6.1 Mobile home parks shall be allowed in the Rural Mixed Use Zone. The use and dimensional requirements of the Rural Mixed Use Zone shall govern, except to the extent otherwise provided by this subsection or state law. *[Amended 4-3-2012]*

280-15-5.6.2 Existing mobile home parks not located within the Rural Mixed Use Zone shall be allowed to expand on contiguous property to one-hundred-thirty percent (130%) of the number of lots which existed in said mobile home park on September 7, 1989, subject to all of the provisions set forth in this section.

280-15-5.6.3 Lots in mobile home parks shall comply with the following:

280-15-5.6.3.1 The minimum lot width for any mobile home park lot shall be fifty (50) feet.

280-15-5.6.3.2 A mobile home shall not be located less than ten (10) feet from any boundary lines of an individual lot.

280-15-5.6.3.3 Any mobile home park lot which is located wholly or partly within a shoreland district shall meet the minimum lot area and shore frontage requirements of that district.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-5.6.4 No mobile home park lot shall be located with road frontage on any existing public way. Frontage and access to individual mobile home park lots shall be solely from interior roadways constructed within the mobile home park.

280-15-5.6.5 Privately owned roads within a mobile home park shall:

280-15-5.6.5.1 Be built according to acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board;

280-15-5.6.5.2 Have a minimum right-of-way width of twenty-three (23) feet;

280-15-5.6.5.3 Have a minimum paved width of twenty (20) feet; and

280-15-5.6.5.4 Conform to reasonable safety standards applicable to intersections with public ways adjacent to the mobile home park.

280-15-5.6.6 Any person proposing to develop or expand a mobile home park shall prove to the Code Enforcement Officer and the Planning Board that the development will not pollute a public water supply or an aquifer or violate any provision of state law relating to land development, subdivision or use.

280-15-5.6.7 Requirement for buffer strips.

280-15-5.6.7.1 None of the provisions of this subsection shall apply unless the per-acre density of the mobile home park is at least two (2) times greater than the density of residential development on immediately adjacent parcels of land.

280-15-5.6.7.2 In addition to the setback requirements set forth in §§ 280-15-5.6.3.2, a buffer strip of at least forty (40) feet in width shall be required along the boundary of any mobile home park where the abutting property is zoned for residential use.

280-15-5.6.7.3 Within the first twenty-five (25) feet of the buffer strip, as measured from the exterior boundaries of the mobile home park, the buffer shall be established and maintained with a screen to provide an effective visual barrier from the ground to a height of at least ten (10) feet. This screen shall be composed of a landscaped earth berm, planted evergreen bushes and trees, or existing evergreen bushes and trees, or a combination of such features.

280-15-5.6.7.4 No structures, streets, or utilities may be placed in the buffer strip, except that utilities may cross a buffer strip to provide services to the mobile home park.

280-15-5.6.8 No individual lot within a mobile home park may be separately conveyed unless it meets all of the dimensional requirements of the zoning district, including sufficient frontage on an accepted public way.

280-15-5.6.9 Only newer mobile homes, as defined in this chapter, shall be permitted in mobile home parks.

280-15-5.6.10 This section shall be effective as of January 1, 1990.

§ 280-15-6. Mineral extraction standards.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-6.1 General. The following provisions shall apply to filling, grading, lagooning, dredging, excavation, processing and storage of soil, earth, loam, sand, gravel, rock and other mineral deposits. Filling, grading, lagooning, dredging, and other earthmoving activity which would result in erosion, sedimentation, or impairment of water quality or fish and aquatic life is prohibited.

280-15-6.2 Mineral extraction not requiring site plan review.

280-15-6.2.1 The following mineral extraction activities shall be allowed without site plan approval:

280-15-6.2.1.1 The removal or filling of material incidental to construction, alteration or repair of a building or in the grading and landscaping incidental thereto; and

280-15-6.2.1.2 The removal, filling, or transfer of material incidental to construction, alteration or repair of a public or private way or essential services.

280-15-6.2.2 All other commercial mineral extraction, processing and storage shall require site plan approval in accordance with **Article XVI**.

280-15-6.3 Standards. An application for site plan approval for mineral extraction shall be approved if the following standards are met:

280-15-6.3.1 Excavations below the high-water table shall not be permitted unless a suitable plan for such is approved.

280-15-6.3.2 Diversions, silting basins, terraces and other methods to trap sediment shall be used.

280-15-6.3.3 Lagooning shall be conducted in such a manner as to avoid creation of fish trap conditions.

280-15-6.3.4 The extent and type of fill shall be appropriate to the use intended. The applicant shall specify the type and amount of fill to be used.

280-15-6.3.5 Fill shall not restrict a floodway, channel or natural drainageway.

280-15-6.3.6 The sides of cuts, fill, channels, or artificial watercourses shall be constructed and stabilized to prevent slumping and erosion.

280-15-6.3.7 No below-grade excavation, except for drainageways, shall be allowed within one-hundred (100) feet of any public road.

280-15-6.3.8 No below-grade excavation, except for drainageways, shall be allowed within fifty (50) feet of any lot line, except that excavations within five (5) feet of a property line may be permitted on condition that a written report from a licensed soil scientist is provided to the Planning Board stating the suitability of the soils to hold a slope of two (2) to one (1).

280-15-6.3.9 The sides of cuts, fill or channels along public roads or lot lines shall not exceed a slope of two (2) feet horizontal for every one (1) foot vertical.

280-15-6.3.10 Adjacent lot lines of one (1) or more owners shall be exempt from **§§ 280-15-6.3.8** and **280-15-6.3.9** if they agree in writing.

280-15-6.3.11 Permanent ground cover shall be required within one-hundred (100) feet of all property lines, including all boundary slopes. Said ground cover shall comply with soil and conservation standards and recommendations.

280-15-6.3.12 Upon expiration of any permit or termination of operations, the applicant agrees to implement a suitable plan for reclamation of said site as approved at the time of approval.

280-15-6.4 Optional conditions of approval. The Planning Board may impose other reasonable conditions to safeguard the neighborhood and the municipality which may include those relating to:

280-15-6.4.1 Methods of removal or processing;

280-15-6.4.2 Hours of operation;

280-15-6.4.3 Type and location of temporary structures;

280-15-6.4.4 Routes for transporting material;

280-15-6.4.5 Area and depth of excavations;

280-15-6.4.6 Provision of temporary or permanent drainage;

280-15-6.4.7 Disposition of brush and slash; and

280-15-6.4.8 Cleaning, repair and/or resurfacing of streets used in removal activity which have been adversely affected by said activity.

280-15-6.5 Surety and terms of approval. No approval shall be granted without a bond or other security to insure compliance with such conditions as the Planning Board may impose. No approval shall be issued for a period to exceed five (5) years, although such approval may be renewed for additional periods in the same manner.

280-15-6.6 Existing operations. Any commercial operation involving the excavation, processing or storage of soil, earth, loam, sand, gravel, rock or other mineral deposits in lawful operation at the time this chapter becomes effective may operate for a period of two (2) years from the effective date, July 1, 1977. Discontinuance of any existing operation for a period of more than one (1) year shall require application for a new approval. Continuation of any existing operation beyond July 1, 1979, shall require site plan approval from the Planning Board.

§ 280-15-7. Archaeological and historic resources.

280-15-7.1 Archaeological resources. The following provisions are intended to prevent the disturbance of sites with identified archaeological significance until their importance is documented.

280-15-7.1.1 No municipal approval shall be issued within any identified archaeological resource potential areas until the Maine Historic Preservation Commission (MHPC) has been notified of the nature of the proposed activity in writing by the owner of the property, a copy of the notice provided to the Code Enforcement Officer, and the MHPC provided with the opportunity to conduct a reconnaissance level archaeological survey. The survey requirement will be deemed satisfied if the MHPC has not carried out a survey or responded to the owner in writing within six (6) months.

280-15-7.1.2 The archaeological resource potential areas as identified in the Comprehensive Plan are limited to abandoned mill sites along the Mousam River.

280-15-7.2 Historic resources. The following provisions are intended to preserve the architectural character of historic buildings in designated areas of the City.

280-15-7.2.1 Designated areas. The provisions of this subsection shall apply only within the following areas:

280-15-7.2.1.1 The triangle, which is the area from Central Park down Main Street to the Goodall Library along Elm Street, up School Street to its intersection with Washington Street. This area is located in the City center and is generally residential in nature. It includes the Goodall Mansion, one (1) of the City's most significant historic structures, in addition to several other older residences.

280-15-7.2.1.2 The area starting at the City Hall and continuing along the westerly side of Main Street to the Lebanon Street/Main Street intersection and down both sides of Lebanon Street to the Edison School. The district contains a variety of commercial and residential buildings constructed from 1880, including but not limited to Shaw's Hardware Store and Congregational Church, through the early 1900's.

280-15-7.2.1.3 The area on Main Street in Springvale from the demolished railroad overpass up to the Nichols House on the east side of the street and all of the structures on the west side of the street, ending at the Tripp House across from Holdsworth Park. This area contains numerous older residences.

280-15-7.3 Modification of existing historic buildings. The owner of an historic building within the designated areas is encouraged to carry out any modifications in a manner that preserves the architectural and historic character of the structure. The owner is also encouraged to consult with the Historical Committee or Planning Department about the building and proposed modifications.

§ 280-15-8. Adult business establishment standards.

Any business that meets the definition of an adult business establishment regardless of its use category shall conform to the following additional requirements:

280-15-8.1 Location.

280-15-8.1.1 An adult business establishment shall not be sited within one-thousand (1,000) feet of the lot lines of any of the following:

280-15-8.1.1.1 A public or private elementary or secondary school.

280-15-8.1.1.2 A public park or public or private recreational facility or site.

280-15-8.1.1.3 A lot on which another adult business establishment is sited.

280-15-8.1.2 The distance cited in this subsection shall be measured in a straight line between the lot line of the proposed site for the adult business establishment and the lot line of the site of the use listed in this subsection at their closest points.

280-15-8.2 Prohibited activities.

280-15-8.2.1 Dancers, performers, employees, owners or officers of an adult business establishment shall not fondle or caress any patron or client, and patrons and clients shall not fondle or caress dancers, performers, employees, owners or officers of the adult business establishment;

280-15-8.2.2 Patrons or clients shall not directly pay or give any gratuity or object of value to any dancer, performer, employee, owner or officer of the adult business establishment, and dancers, performers, employees, owners or officers shall not solicit any pay, gratuity or object of value from any patron or client; and

280-15-8.2.3 Dancers, performers, employees, owners or officers of an adult business establishment shall not:

280-15-8.2.3.1 Perform, offer to perform or agree to perform sexual intercourse with each other or any patron or client; or

280-15-8.2.3.2 Commit, offer to commit or agree to commit any sexual act with each other or any patron or client; or

280-15-8.2.3.3 Make, offer to make or agree to make sexual contact with each other or any patron or client.

280-15-8.3 Nudity restricted. Dancers, performers, employees, owners or officers of an adult business establishment shall not expose their genitals to clients, whether or not there is any compensation for this activity.

§ 280-9415-9. Transmitter and alternative communication tower standards.

The location and installation of new transmitter towers and alternative communication towers, including the replacement of existing towers, shall conform to the following standards:

280-15-9.1 Design and color. The Planning Board, at its discretion, may require that a proposed tower be camouflaged or designed to blend with its surroundings, except where dictated by federal or state requirements. This may include, but is not limited to, having a galvanized finish, being painted gray or in a sky tone above the top of surrounding trees and earth tone below treetop level, or being designed to resemble a tree species similar to those in the area.

280-15-9.2 Landscaped buffer for transmitter tower sites.

280-15-9.2.1 Unless existing vegetation provides a buffer strip at least the width of the minimum setback for the zoning district, all property lines along roadways or visible to existing abutting or nearby buildings shall be landscaped as follows:

280-15-9.2.1.1 Six (6) to eight (8)-foot-high evergreen shrubs shall be planted in an alternating pattern, averaging five (5) feet on center, within fifteen (15) feet of the property boundary.

280-15-9.2.1.2 At least one (1) row of deciduous trees, not less than two-and one-half (2½) to three (3) inches caliper diameter at breast height (DBH) and spaced an average of twenty (20) feet apart and within twenty-five (25) feet of the property boundary.

280-15-9.2.2 In lieu of the foregoing planting requirements, the Planning Board may determine that the existing vegetation may be supplemented to achieve an equivalent means of minimizing the visual impact.

280-15-9.3 Requirements of other entities. Proposals for towers submitted after the effective date of this amendment shall meet all applicable requirements of federal and state regulations before local approval is given. The Planning Board may waive this requirement if the applicant demonstrates that application has been made for any relevant federal and state approvals or, if no approvals are required, that the project conforms to all federal and state standards or that there are no such standards that apply. If the Planning Board approves an application prior to the applicant receiving all federal and/or state approvals, the Planning Board shall condition its approval on the receipt of those other approvals.

280-15-9.4 Structural requirements.

280-15-9.4.1 Towers shall be designed and installed in accordance with the standards of the Electronic Industries Association Structural Standards for Steel Antenna Towers and Antenna Supporting Structures.

280-15-9.4.2 The applicant's engineer shall provide documentation showing that the proposed tower meets or exceeds the current standards of the American National Standards Institute, ANSI/EIA/TIA-222-"E," for York County relative to wind and one-half (1/2)-inch ice loads.

280-15-9.4.3 For towers placed on buildings or other structures, the applicant shall also provide written certification that the building itself is structurally capable of safely supporting the tower and its accompanying equipment.

280-15-9.5 Abandonment.

280-15-9.5.1 It shall be the responsibility of the owner of a tower to notify the Code Enforcement Officer of the date of abandonment or cessation of use of the tower within one (1) month from the date of such abandonment or cessation. If the owner shall fail to give the notice required by this subsection, the Code Enforcement Officer shall make a determination of such date, which determination shall be conclusive as to such date.

280-15-9.5.2 In the case of an abandoned tower, it shall be removed by the owner of the tower within one (1) year of its abandonment or cessation of use. Abandoned structures associated with abandoned towers shall also be removed. If the owner of the abandoned tower fails to remove the tower, the owner of the property on which the tower is located shall be responsible for its removal.

280-15-9.6 Collocation.

280-15-9.6.1 Tower applicants shall send written notice by prepaid first class United States mail to all other telecommunication tower owners and licensed telecommunication providers in the proposed coverage area stating their siting needs and/or collocation capabilities in an effort to encourage tower collocation. An application for a new tower shall provide evidence that existing or previously approved towers cannot accommodate the telecommunications equipment, including but not limited to antennas and cables, planned for the proposed tower. Such evidence would be:

280-15-9.6.1.1 Planned equipment would exceed the structural capacity of existing and approved towers, considering the existing and planned use of those towers, and existing and approved towers cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost, as defined below;

280-15-9.6.1.2 Planned equipment will cause radio wave frequency interference with other existing or planned equipment for that tower, and the interference cannot be prevented at a reasonable cost, as defined below;

280-15-9.6.1.3 Existing or approved towers do not have space on which planned equipment can be placed so it can function effectively and at least in parity with other similar equipment in place or approved; or

280-15-9.6.1.4 Other reasons that make it impracticable to place the equipment planned by the applicant on existing and approved towers.

280-15-9.6.2 Shared use shall be conditioned on the applicant's agreement to pay a reasonable fee and costs of adapting existing facilities to the proposed use.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-9.6.2.1 Such costs shall be pertinent to the southern Maine market area.

280-15-8.6.2.2 These may include but not be limited to reasonable costs for reinforcing the tower or structure, for preventing radio wave frequency interference, and other changes reasonably required to accommodate shared use.

280-15-9.6.2.3 The fee and costs for shared use are unreasonable, among other reasons, if they exceed the cost of the proposed tower.

280-15-9.6.3 If the Planning Board determines that telecommunications equipment proposed by the applicant cannot be accommodated on an existing or approved tower, each tower so found is presumed unable to accommodate similar equipment that may be proposed in the future.

280-15-9.6.4 A proposal to construct a new tower taller than one-hundred (100) feet shall include evidence that it can structurally support a minimum of three (3) antenna arrays.

280-15-9.6.5 The Planning Board may require evidence of structural support to accommodate additional arrays for non-monopole towers.

280-15-9.7 Interest of telecommunication entity. A proposal to construct a tower shall include evidence that a telecommunication or other entity proposes to locate on or use the tower.

280-15-9.8 Lighting. A tower shall be lighted only if it is required by a federal or state agency or if the Planning Board finds that lighting of the tower is needed due to its location with respect to the Airport, its height or other safety considerations with respect to airport operations. *[Amended 5-1-2012]*

280-15-9.9 Security. The base of the tower shall be made nonaccessible to unauthorized persons by the installation of a fence designed to deter such access.

280-15-9.10 Nonconformance. Towers existing before the effective date of this chapter which do not comply with these performance standards or with the use or dimensional requirements of the zoning district in which they are located may continue to be used. The addition, removal, or relocation of telecommunication antennas on such towers shall not constitute the expansion or enlargement of the nonconforming use and does not require review by the Planning Board, provided the total height of the tower, including attached devices, is not increased.

280-15-9.11 Inspection.

280-15-9.11.1 Inspection of communication towers by a licensed structural engineer shall be required to ensure structural integrity. Such inspections shall be required as follows:

280-15-9.11.1.1 All towers: upon completion of construction.

280-15-9.11.1.2 Monopole towers: at least once every ten (10) years.

280-15-9.11.1.3 Self-support towers: at least once every five (5) years.

280-15-9.11.1.4 Guyed towers: at least once every three (3) years.

280-15-9.11.2 The inspection report shall be provided to the Public Works Director and Code Enforcement Officer within thirty (30) days of its receipt by the tower owner. Based upon results of the inspection, the City may require the repair or removal of the communication tower.

280-15-9.12 Floodplain management. Compliance with the requirements of **§ 275-43**.

280-15-9.13 Identification of freshwater wetlands. Compliance with the requirements of § 275-44.

280-15-9.14 Stormwater management. Compliance with the requirements of § 275-45 and § 275-53.

280-15-9.15 Traffic conditions. If the project is classified as a major site plan, compliance with the requirements of § 275-51.

280-15-9.16 Wildlife habitat, rare natural areas or public access to shoreline. If the project is classified as a major site plan, compliance with the requirements of § 275-52.

§ 280-15-10 Medical marijuana standards.

All uses involving the growing, cultivation, processing, storage, and/or distribution of medical marijuana shall conform to the following standards:

280-15-10.1 In single family detached dwellings, medical marijuana may be grown or cultivated outside of the home, outbuilding, and/or garage if growing is conducted in conformance with the Maine Medical Use of Marijuana State Administrative Rules. However, plants shall be entirely screened from common visual observation from a public way or area by natural objects, plantings, or a solid fence at least six (6) feet or taller in height, density, and depth sufficient to accomplish complete screening of plants from ordinary view. Should the plants grow higher than the screening such that they are visible from a public way or area, either the plants shall be cut to not extend higher than the screening or the individual who is authorized to cultivate the marijuana in conformance with the Maine Medical Use of Marijuana State Administrative Rules shall install additional screening sufficient to conceal the plants from public view within ten (10) days of notification of the violation by the City's Code Enforcement Department.

280-15-10.2 In a multifamily dwelling unit, medical marijuana may be grown, cultivated, processed, and/or stored in a secure, defined, contiguous area of not more than one-quarter (1/4) of the total square footage of the dwelling unit or one-hundred (100) square feet, whichever is greater. The growing, cultivation, processing, and storage area shall be accessible only by the individual who is authorized to cultivate the marijuana in conformance with the Maine Medical Use of Marijuana State Administrative Rules. No medical marijuana shall be grown, cultivated, processed, and/or stored within a common area or limited common area of the property that is devoted to residential use.

280-15-10.3 Commercial sale of marijuana grown, cultivated, processed, and/or stored on the property, except for members of the household and family members who are qualifying patients that do not reside in the household or as otherwise allowed under the Maine Medical Use of Marijuana State Administrative Rules, and the sale of marijuana paraphernalia is prohibited. This limitation is not intended to limit production operations in one (1) unit with potential retail sales of paraphernalia in another separate unit, as long as retail sales are allowed in the zone in which the property is located and the two (2) facilities operate as separate legal entities.

280-15-10.4 The primary residence, outbuilding, garage, or other structure where medical marijuana is grown, cultivated, processed, and/or stored shall meet all applicable requirements of the City's building, electrical, fire, and other health safety and technical codes, including but not limited to **Chapters 90: Building Construction** and **128: Fire Prevention**.

280-15-10.5 Any caregiver or operator of a production facility planning to use any chemical, including all conventional, organic, or natural pesticides and fertilizers, insecticides, rodenticides, weed-killers, fungicides, rooting hormones or other plant hormones in the growing, cultivation, production, storage,

and/or distribution of medical marijuana shall do so in conformance with the Maine Medical Use of Marijuana State Administrative Rules.

280-15-10.6 All medical marijuana waste and/or residue from the growth, cultivation, processing, and/or storage of medical marijuana shall be disposed of in conformance with the Maine Medical Use of Marijuana State Administrative as well as **Chapter 220: Solid Waste**. Waste and/or residue shall not be placed in exterior refuse containers without first being made unusable and unrecognizable through grinding and incorporating it with non-consumable, solid wastes such as paper, plastic, cardboard, food, grease, Bokashi or other compost activators, and/or soil, such that the resulting mixture is at least fifty (50) percent non-marijuana waste. Composting, fermenting, and/or incineration on-site is allowed if undertaken in accordance with state and local regulations.

280-15-10.7 In addition to the requirements of **§§ 280-15-10.1** through **280-15-10.6**, a medical marijuana production facility shall meet the following additional standards:

280-15-10.7.1 No medical marijuana production facilities shall be allowed within five-hundred (500) feet, as measured by the property line, of any existing public or private school, child-care provider, park, playground, and/or church. Applicants for public or private schools, child-care providers, parks, playgrounds, and/or churches, which are proposed within five-hundred (500) feet of an existing medical marijuana production facility, shall be required to sign a form, which may be obtained from the Code Enforcement Department, which indicates that they are aware that an existing medical marijuana production facility is located within five-hundred (500) feet of their proposed site.

280-15-10.7.2 The operator of the medical marijuana production facility shall obtain an annual license from the City Council to operate the facility in conformance with **Chapter 149: Licensing**.

280-15-10.7.3 The medical marijuana production facility shall grow, cultivate, process, store, and/or distribute plants and prepared marijuana in an fully enclosed, locked facility which is accessible only by the individual or his/her employees who are authorized to cultivate the marijuana in conformance with the Maine Medical Use of Marijuana State Administrative Rules.

280-15-10.7.4 The structure where medical marijuana is grown, cultivated, and/or processed, and shall be constructed of building materials approved by the Code Enforcement Department and Fire Chief, or their designees. If the structure is six-thousand (6,000) square feet or larger it shall be required to include an internal sprinkler and/or fire suppressant system approved by the Fire Chief.

280-15-10.7.5 An operator of a medical marijuana production facility shall prepare an Operations Manual and Safety Plan. The Operations Manual and Safety Plan shall describe, at a minimum, policies and procedures for employee safety, product and building security, hours of operation, provision and maintenance of ventilation and odor control, storage and use of hazardous materials, including but not limited to, chemicals and gases, waste management, contamination protocols, and methods of distribution to qualifying patients. The Operations Manual and Security Plan shall be maintained at the facility and made available for inspection upon request.

280-15-10.7.6 No medical marijuana shall be grown, cultivated, processed, and/or stored within a common area or limited common area of the property.

280-15-10.7.7 No medical marijuana qualifying patients shall obtain medical marijuana directly from the medical marijuana production facility, except as otherwise allowed under the Maine Medical Use of Marijuana State Administrative Rules. The medical marijuana production facility may include an office

space, within the same structure, for the purposes of consulting with and distributing medical marijuana to qualifying patients if offices are allowed in the zoning district and if the facility meets all public safety, public access, parking, and other requirements of City codes. This office space shall not qualify as a medical marijuana dispensary as defined in the Maine Medical Use of Marijuana State Administrative Rules.

280-15-10.7.8 A medical marijuana production facility shall comply with the industrial performance standards in this chapter.

280-15-10.7.9 A medical marijuana production facility shall not dispose of waste and/or residue from the growth, cultivation, processing, and storage of medical marijuana in an unsecured waste receptacle not in its possession and control.

280-15-10.7.10 Notwithstanding anything to the contrary in 1 M.R.S. § 302, this chapter applies to any application relating to the establishment or operation of a medical marijuana production facility, whether or not such application had become a “pending proceeding” as defined in 1 M.R.S. § 302 prior to the enactment of this chapter.

§ 280-15-11. Design Standards

Any development on a parcel that is located in a Design District Overlay Zone shall require review and recommendation to the Planning Board by the Design Review Committee.

280-15-11.1. Intent.

This subsection provides design standards which, if followed, will be considered evidence of meeting the appropriate performance standards of **Article XVI**, Site Plan Review and **Chapter 275: Subdivision of Land**. Proposed site plans and subdivisions not in compliance with the design standards of this subsection may be considered, but the applicant shall have the burden of proof to provide clear and convincing evidence that demonstrates it is not possible to comply with the standards, the proposed design shall meet the intent of the standards to the greatest extent practicable, and all other site plan and subdivision performance standards and statutory criteria shall be met.

280-15-11.2 Design Districts defined.

280-15-11.2.1 Sanford Downtown Design District Overlay Zone, where the design standards apply to new development and redevelopment, includes the areas generally bounded by all or portions of Acorn Street, Bates Street, Bowdoin Street, Bodwell Street, Brook Street, Church Street, Cottage Street, Cross Street, Davis Avenue, Eastern Avenue, Elm Street, Emerson Street, Emery Street, Gowen Street, Hammond Street, Heritage Crossing, High Street, International Drive, Island Avenue, Kimball Street, Lebanon Street, Leighton Street, Mousam Court, Mousam Street, North Avenue, Pioneer Avenue, River Street, Riverside Avenue, Roberts Street, Russell Street, SB Emery Court, St. Ignatius Street, School Street, Sherburne Street, Shaw Street, Spruce Street, Thompson Street, Twombly Road, Washington Street, West Elm Street, Weymouth Street, and Winter Street, which are defined on a map in the Planning Department.

280-15-11.2.2 Springvale Village Design District Overlay Zone, where design standards apply to new development and redevelopment, includes the village center, as well as the main road corridors, including Main Street, Pleasant Street, Payne Street, and Oak Street. These areas are most likely to see nonresidential development. They are well-traveled routes and are the face of the Springvale Village Design District Overlay Zone most often seen by the public where it is crucial to ensure that nonresidential development is in keeping with the character of the Springvale Village.

280-15-11.3 Sanford Downtown Design District Overlay Zone.

280-15-11.3.1 Background. The focus of Sanford Downtown has shifted over time, toward an increased emphasis on serving a wider range of commercial activities and an increasing residential population. Sanford Downtown is evolving into a year-round destination. The success of much of Sanford's Downtown business district depends on the success of the visitor experience. That is why all aspects of development in Sanford Downtown shall be designed for both function and aesthetics. These design standards are intended to assist the owner, developer, architect, and other consultants understand the basic design goals set for development of the Sanford Downtown Design District Overlay Zone and provide the City with a yardstick against which new projects can be measured. Applicants are invited to submit creative and imaginative projects which build on these standards and contribute to the overall form and character of Sanford's Downtown.

280-15-11.3.2 Objectives. Sanford Downtown Design District Overlay Zone offers visitors a focal point for services aimed at both visitors and residents of the surrounding area. Sanford Downtown design standards are intended to promote the characteristic qualities of its historic setting. The following objectives shall be considered in all new development:

280-15-11.3.2.1 Insist on a high standard of urban design, architecture and landscape architecture for the downtown area, in order to make it attractive to residents and visitors alike.

280-15-11.3.2.2 Respond to the existing and future needs and interests of a broad range of visitors and residents through the four (4) seasons.

280-15-11.3.2.3 Preserve, where possible, and supplement the existing natural landscape. Abundant landscaping and floral displays are particularly important in the summer and fall months.

280-15-11.3.2.4 Use design elements that are cohesive with the City's natural setting and desired architectural character yet still express individuality.

280-15-11.3.2.5 Create an atmosphere in the Sanford Downtown Design District Overlay Zone that is open and friendly, that caters to pedestrians by providing open space amenities, including but not limited to outdoor seating areas, activity areas, site features, etc.

280-15-11.3.2.6 Accommodate New England climatic conditions.

280-15-11.3.2.7 Encourage building design and orientations that maximize views and sunlight.

280-15-11.3.2.8 Make preserving the historic character of the Sanford Downtown Design District Overlay Zone a priority.

280-15-11.3.2.9 Encourage building design and site planning that ensures logical and functional patterns for the three (3) levels of traffic: pedestrian, automobile, and service and delivery.

280-15-11.3.2.10 Insist on building design that reflects the community's desire for human scale, in terms of building placement, height, proportion, site features, roof shapes and building materials. The design standards are not intended as a blueprint for design approval; rather they outline the important elements and features which shall be considered in designing the site or subdivision.

Note that these design standards do not negate or overrule the City's building codes. Applicants shall review the design standards and meet with the Planning Director at the outset of the design process to

discuss the design objectives/issues for each property in Sanford's Downtown. Each design will be reviewed in the context of surrounding development and specific design objectives for the property.

280-15-11.4 Springvale Village Design District Overlay Zone.

280-15-11.4.1 Introduction.

280-15-11.4.1.1 Purpose. The purpose of these design standards is to provide a tool to preserve the village character of Springvale and respect its sense of history for generations to come. These standards are intended to ensure that new, expanded, and rehabilitated development is designed and built in a manner compatible with the character of Springvale Village in terms of scale, aesthetic, and visual effect. They are meant to lead to the construction and layout of buildings that are architecturally appropriate to their surroundings and to the Springvale Village, by helping property owners, developers, contractors and other professionals understand the community values which their designs shall satisfy to be acceptable to the City.

280-15-11.4.1.2 Creating restrictions for Springvale Village Design District Overlay Zone. These design standards restrict private owners, but:

280-15-11.4.1.2.1 In the big picture, these restrictions are placed on only a small portion of the City, while there are other parts of the City where development that is not village-appropriate can occur; and

280-15-11.4.1.2.2 There are numerous benefits to regulating design within Springvale Village, from maintaining property values to enhancing economic development, that make the case for adopting these standards for the Springvale Village Design District Overlay Zone.

280-15-11.4.1.3 Other performance standards. The focus of these design standards is to maintain and improve, where appropriate, the visual and aesthetic character of the Springvale Village Design District Overlay Zone, as related to site layout, architecture, and design of Springvale Village Design District Overlay Zone properties. This does not encompass all elements of site review. The City's site plan review process covers other performance standards including but not limited to traffic, utilities, and environmental impacts, pertaining to nonresidential development.

280-15-11.4.2 Springvale Village Design District Overlay Zone general standards.

280-15-11.4.2.1 Character. These design standards are a tool to help ensure future development and alterations to existing development are in keeping with the character of the Springvale Village Design District Overlay Zone. Nonresidential or residential development shall maintain or improve the visual and aesthetic character of the Springvale Village Design District Overlay Zone.

280-15-11.4.2.2 Context. A building's or site's context is important to gauging appropriate design. A building or site shall conform to the Springvale Village Design District Overlay Zone design standards and shall not appear out of place compared to abutting properties, buildings or the surrounding neighborhood. This is an important review criteria to consider, even though it may be difficult to quantify.

280-15-11.4.2.3 Existing structures.

280-15-11.4.2.3.1 These standards also apply to the renovation or construction of existing buildings within the Springvale Village Design District Overlay Zone developers.

280-15-11.4.2.3.2 For existing structures:

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.4.2.3.2.1 Historic or original architectural elements, including but not limited to doors, windows, dormers, porches, balconies, and decorative features such as cornices, columns, pediments, and railings, shall be retained to the extent possible. Alterations shall be carried out in a way that does not damage or hide these elements. New architectural elements shall match the old in design, color, texture, and, where possible, material; and

280-15-11.4.2.3.2.2 Architectural elements that falsify or confuse the history of a building shall be avoided. Replacement of original elements shall be substantiated by documentary and physical evidence. Building owners should find early photographs of their building to best identify its true historic style. These photographs can provide visual evidence of existing or preexisting architectural elements. It may also be possible to find physical evidence of an outline on the building surface that provides clues to original or important features. Careful study of other buildings built in the same period can provide guidance for appropriate historic architecture. For repair of historic buildings, architectural salvage yards can be a good source for period architectural elements. Reproductions can also be produced or purchased. Property owners are encouraged to consult with the Historical Society or Planning Department about the building and proposed modifications.

280-15-11.4.2.4 Additions.

280-15-11.4.2.4.1 Historically, a house was expanded incrementally as a family's space requirements grew. Over several generations, additions were added in a manner that was consistent with what had come before but reflective of its own period. Additions shall be designed so that the character of the existing building is not radically changed, obscured, damaged, destroyed, or rendered subordinate to the addition.

280-15-11.4.2.4.2 Additions shall:

280-15-11.4.2.4.2.1 Be differentiated from the existing building with techniques, including but not limited to set backs or offsets from the existing wall plane;

280-15-11.4.2.4.2.2 Not obstruct the visual integrity of the original structure;

280-15-11.4.2.4.2.3 Be in harmony with the original in size, scale, style and materials; and

280-15-11.4.2.4.2.4 Be located where least visible from public view.

280-15-11.5 Sanford Downtown and Springvale Village Design District Overlay Zone standards.

280-15-11.5.1 Site planning.

280-15-11.5.1.1 General standards.

280-15-11.5.1.1.1 Building siting, building placement, and setbacks.

280-15-11.5.1.1.1.1 Preservation of natural features and vegetation is encouraged. Retain existing stands of trees and terrain where possible.

280-15-11.5.1.1.1.2 Building siting shall consider adjacent development.

280-15-11.5.1.1.2 Orientation to the street. In nearly all circumstances, the building and primary entrance shall be oriented parallel to and close to the street to encourage the creation and/or maintenance of an interesting streetscape and pedestrian activity.

280-15-11.5.1.1.3 Front yard setbacks.

280-15-11.5.1.1.3.1 The front setback of new buildings shall be consistent with neighboring buildings along the street and in the neighborhood; a new building shall not appear out of place because it is placed much closer to or further from the street than other buildings.

280-15-11.5.1.1.3.2 If the appropriate front setback is uncertain, the general standard is to keep buildings close to the road, as is typical of traditional village and downtown development.

280-15-11.5.1.2 Sanford Downtown Design District Overlay Zone site planning standards.

280-15-11.5.1.2.1 Topography.

280-15-11.5.1.2.2 Geology/soils conditions.

280-15-11.5.1.2.3 Hydrology, drainage, and floodplain considerations.

280-15-11.5.1.2.4 Vegetation.

280-15-11.5.1.2.5 Solar orientation and microclimatic considerations.

280-15-11.5.1.2.6 Access and circulation: pedestrian and vehicular.

280-15-11.5.1.2.7 Seasonal differences.

280-15-11.5.1.2.8 Snow management (see **§§ 280-15-11.6**).

280-15-11.5.2 Site design.

280-15-11.5.2.1 Sanford Downtown Design District Overlay Zone general preferences.

280-15-11.5.2.1.1 Ground-level interest. Variety at ground level contributes interest and vitality. Consideration of walkway and landscape detail, scale, and entries is especially important.

280-15-11.5.2.1.2 Street furnishings standards.

280-15-11.5.2.1.2.1 Street furnishings shall be placed in areas that do not impede pedestrian movement or building maintenance. Public seating and trash receptacles are encouraged.

280-15-11.5.2.1.2.2 Bike racks shall be highly visible and accommodate locking mechanisms to reduce the risk of theft.

280-15-11.5.2.1.3 Landscaping and plant materials standards.

280-15-11.5.2.1.3.1 Landscaping shall use indigenous or similar hardy material plants. Native shade trees shall be the preferred planting along Main Street and major side streets, supplemented with ornamental trees, shrubs, perennials, and annuals to accent pedestrian spaces, building, and site design and to provide visual interest and seasonal color.

280-15-11.5.2.1.3.2 Sanford Downtown Design District Overlay Zone additional landscaping and plant materials standards.

280-15-11.5.2.1.3.2.1 Design review may require up to ten percent (10%) of gross site area in landscaped open space in mixed use or commercial zones, up to twenty percent (20%) for residential uses.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.5.2.1.3.2.2 Coordinate landscape treatment with adjacent areas.

280-15-11.5.2.1.3.2.2.1 Coordinate the designs of arcades, steps, railings, streetlights, and plantings to achieve continuity on Main Street.

280-15-11.5.2.1.3.3 Sanford Downtown Design District Overlay Zone additional landscape elements.

280-15-11.5.2.1.3.3.1 All landscape elements adjacent to areas which require snow clearing by machinery shall be designed to resist damage by incorporating durable materials and rounded edges and eliminating unnecessary protrusions.

280-15-11.5.2.1.3.3.2 Site features, such as water, public art, flags, banners, and graphics, are strongly encouraged, provided they conform to the requirements of this chapter.

280-15-11.5.2.1.3.3.3 Planters consistent with the building design are encouraged. All post-construction disturbed areas shall be revegetated per landscape standards.

280-15-11.5.2.1.3.3.4 Trees and plantings shall be protected from snow clearing operations.

280-15-11.5.2.1.3.3.5 Plant material located in snow dump areas shall be sufficiently durable to survive the effects of snow storage.

280-15-11.5.2.1.3.3.6 Summer floral displays shall be strongly encouraged.

280-15-11.5.2.1.3.3.7 Grass shall be a uniform turf of species hardy to the City.

280-15-11.5.2.1.3.4 Sanford Downtown Design District Overlay Zone additional irrigation standards.

280-15-11.5.2.1.3.4.1 All irrigation systems shall provide for on-site drainage.

280-15-11.5.2.1.3.4.2 Underground, automatic watering systems shall be encouraged.

280-15-11.5.3 Servicing standards. Truck access, deliveries, utilities, storage and garbage concealment shall be considered in the design.

280-15-11.5.3.1 Provide adequate space for garbage storage and recycling. Garbage and recycling storage areas shall be enclosed and hidden from public view. Containers shall be easily accessible to garbage trucks. Adequate ventilation shall be provided.

280-15-11.5.3.2 Sanford Downtown Design District Overlay Zone additional servicing standards.

280-15-11.5.3.2.1 Service bays and loading docks shall be unobtrusive.

280-15-11.5.3.2.2 Locate service bays within the building or parking structure. If exterior service bays are necessary, locations visible to front entries or commercial businesses shall be avoided. Provide permanent visual screening where exterior service bays are located.

280-15-11.5.3.3 Springvale Village Design District Overlay Zone additional servicing standards.

280-15-11.5.3.3.1 Service bay design shall be durable. Consider wear and tear on these areas. In order to allow winter garbage pickup, design service bay areas to prevent ice and snow buildup.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.5.3.3.2 If applicable, projects shall include an area for utility services, including but not limited to meters and propane tanks. The area shall be fully screened from the view of the public and adjacent property owners. Incorporate fire hose connections and utility meters in the building design. Such protrusions are frequently damaged during snow plowing. Confirm transformer location at an early stage of design process in order to minimize visual impact, especially with reference to adjacent properties.

280-15-11.5.3.3.3 Sufficient truck storage shall be maintained on site to allow efficient delivery service without conflicts while that service is being performed.

280-15-11.5.3.3.4 Delivery trucks shall be able to operate without blocking public rights-of-way. Pedestrians shall be able to access the development from existing pedestrian walkways with little or no traffic conflict.

280-15-11.5.4 Access, parking, and loading standards.

280-15-11.5.4.1 The number of parking spaces shall conform with, but not exceed, the requirements of this chapter.

280-15-11.5.4.2 Sanford Downtown Design District Overlay Zone driveway standards. Design driveways to a maximum of eight percent (8%) and ideally less than six percent (6%) slope. The slope on driveway approaches to City streets may be increased above eight percent (8%) with the use of heat-tracing or a roof covering.

280-15-11.5.4.3 Sanford Downtown Design District Overlay Zone service parking standards.

280-15-11.5.4.3.1 Provide adequate areas for snow storage and drainage. These may be combined with islands of planting to break up large areas of paving.

280-15-11.5.4.3.2 On-site parking areas located to the rear of buildings shall be strongly encouraged.

280-15-11.5.4.3.3 Screen surface parking areas by a combination of walls, fences, landscaping, and berms at least four (4) feet in height.

280-15-11.5.4.3.4 Where possible, provide separate pedestrian circulation routes within parking areas.

280-15-11.5.4.3.5 Where possible, provide separate parking areas for buses and recreational vehicles.

280-15-11.5.4.3.6 On-site parking shall be designed to allow vehicles forward entry and exit from the site, except as otherwise authorized under this chapter.

280-15-11.5.4.4 Springvale Village Design District Overlay Zone additional off-street parking standards.

280-15-11.5.4.4.1 On a building lot, parking shall be an accessory use to the principal structure, not a dominating feature of the site. Therefore, off-street parking lots shall be sited behind or to the side of buildings. Parking, whether formal or informal, in the front yard of a residential or nonresidential building is not appropriate and is visually detracting.

280-15-11.5.4.4.2 Off-street parking that is located to the rear of buildings shall be identified with appropriate signage. The provisions of exterior lighting and landscaping, in accordance with this chapter, shall be encouraged.

280-15-11.5.5 Springvale Village Design District Overlay Zone site features and landscaping pedestrian walkways standards.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.5.5.1 Walkways shall provide a safe, handicap-accessible pedestrian connection between the building, parking, and the street. Connections to adjacent sites or developments shall be provided where appropriate.

280-15-11.5.5.2 Asphalt surfaces shall be predominant for walkways in the Springvale Village Design District Overlay Zone, but brick, pavers, stamped concrete, stone, and other materials shall be considered to add character; maintenance to prevent cracks or shifting bricks/blocks from becoming eyesores or safety hazards shall be considered.

280-15-11.5.6 Springvale Village Design District Overlay Zone additional fence standards.

280-15-11.5.6.1 Traditional materials, including but not limited to wood, cast- or wrought-iron, or stone, shall be recommended. Metal or vinyl fencing that looks like traditional wood or iron fencing may be an acceptable alternative. Chain-link fencing is not appropriate and detracts from the character of the Springvale Village Design District Overlay Zone.

280-15-11.5.6.2 When a fence is proposed in front of a building, it shall be open and low, not exceeding forty-two (42) inches in height, so as not to block views. Fences shall be compatible with the building and neighborhood in style and proportion and shall enhance the streetscape.

280-15-11.5.6.3 More-solid, taller fences are appropriate to provide privacy or safety but should be located where they have minimal visual impact appropriate to the structure and surrounding area. Five (5) to six (6) feet shall be the recommended maximum height.

280-15-11.5.6.4 Wherever fences are located, care shall be taken to modulate the length so as not to create a visual or pedestrian barrier. Landscaping shall be considered in combination with fencing to relieve the visual monotony of a long fence.

280-15-11.5.7 Springvale Village Design District Overlay Zone additional screening and landscaping standards.

280-15-11.5.7.1 The setback area between a building and the street shall be appropriately landscaped so as to contribute positively to the character and image of the Springvale Village Design District Overlay Zone. Lawn, planting beds, and/or plant containers shall be strongly encouraged. Native shade trees shall be the preferred planting along Main Street and major side streets, supplemented with ornamental trees, shrubs, perennials, and annuals to accent pedestrian spaces, building, and site design and to provide visual interest and seasonal color.

280-15-11.5.7.2 Paved or gravel surfaces, even if not for parking, are not appropriate for the front yard/setback area.

280-15-11.5.7.3 In addition to fences, stone walls and hedges shall be appropriate site amenities. Examples of walls or hedges found in Springvale Village Design District Overlay Zone provide visual guidance for appropriate design.

280-15-11.5.7.4 Landscaping and fencing shall not block a vehicle's sight distance for a driveway or other service/access drive and shall allow for pedestrian access from the street to the building and access to off-street parking.

280-15-11.5.7.5 Dumpsters and other trash bins shall be sited to the rear of the primary building and adequately screened with fencing and/or landscaping, if not enclosed in a shed. Other unsightly site features, including utility equipment, shall be screened to the extent possible, without compromising necessary access for maintenance.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.5.8 Lighting standards.

280-15-11.5.8.1 Illumination levels shall be of sufficient intensity to provide security but not overpower the nightscape. Illumination shall be low level, low glare, shielded, directed downward, and contained on the property.

280-15-11.5.8.2 Sanford Downtown Design District Overlay Zone additional lighting standards.

280-15-11.5.8.2.1 Provide exterior lighting to highlight landscaped areas, feature walls, and provide visual interest.

280-15-11.5.8.2.2 Provide security lighting where appropriate.

280-15-11.5.8.2.3 No flashing, blinking, or colored lighting, except for Christmas lighting, shall be permitted. Incandescent or other warm-colored lighting is preferred.

280-15-11.5.8.3 Springvale Village Design District Overlay Zone additional lighting standards.

280-15-11.5.8.3.1 These lighting design standards affect exterior light fixtures on a building, porch, deck, pathway, driveway, or on a post. Landscape, sign, or architectural lighting also applies.

280-15-11.5.8.3.2 The intensity and distribution of light shall be taken into account, particularly as it affects neighboring properties and the ambience of the neighborhood or district. While good lighting is important to safety and visibility, overly bright, glaring lighting detracts from the character of the Springvale Village Design District Overlay Zone.

280-15-11.5.8.3.3 Lamps and light bulbs, in general, shall be fully shielded inside the fixture so that the lamp/bulb itself is not visible from adjacent buildings, pedestrians, and motorists. A carriage-lamp-style light shall have glass translucent enough to reduce glare.

280-15-11.5.8.4 Springvale Village Design District Overlay Zone up-lighting and facade lighting standards.

280-15-11.5.8.4.1 Up-lighting, to highlight facades, signs, fountains, and landscaping, shall be minimized to reduce glare and light pollution. Lighting of building facades shall be done judiciously, perhaps limited to special buildings that have architectural significance or character.

280-15-11.5.8.4.2 For signage, lighting from the ground shall be adequately shielded such as with landscaping.

280-15-11.5.8.4.3 Landscape lighting, such as wash lighting of trees, is not appropriate within the Springvale Village Design District Overlay Zone.

280-15-11.5.9 Sanford Downtown Design District Overlay Zone outdoor activity standards. Outdoor activity areas are vital if the Sanford Downtown Design District Overlay Zone is to project a vibrant atmosphere.

280-15-11.5.9.1 Outdoor activity areas should be created.

280-15-11.5.9.1.1 Consider providing outdoor activity areas to accommodate a range of ages and activity levels.

280-15-11.5.9.1.2 Seating areas and restaurants overlooking pedestrian areas and other prominent viewpoints shall be encouraged.

280-15-11.5.9.1.3 Outdoor seating areas are encouraged where appropriate and shall conform to the pedestrian right-of-way requirements in §§ 280-15-11.6.2.3.2.

280-15-11.5.10 Sanford Downtown Design District Overlay Zone solar access standards.

280-15-11.5.10.1 Design shall preserve sunlight on neighboring outdoor or indoor spaces for uses including but not limited to. Late afternoon sun is most important for outdoor use/activities.

280-15-11.5.10.2 The building design and placement should create sheltered sunny pockets in public spaces and neighboring properties to encourage winter use.

280-15-11.5.11 Signage standards.

280-15-11.5.11.1 Sanford Downtown Design District Overlay Zone additional signage standards.

280-15-11.5.11.1.1 Comprehensive signage plans shall be required as part of the permit application on all new structures.

280-15-11.5.11.2 Signage shall be low-key and coordinated with the architectural features and finishes of each building.

280-15-11.5.11.3 Front-lighting of signs is encouraged, although some limited backlighting is permitted.

280-15-11.5.11.4 Exterior neon is subject to close scrutiny for its relationship to building design. Neon shall be subject to strict maintenance requirements.

280-15-11.5.11.5 Signage shall conform with this chapter.

280-15-11.5.12 Springvale Village Design District Overlay Zone signage standards.

280-15-11.5.12.1 Sign material, style and color shall complement the building facade.

280-15-11.5.12.2 Window signs or signs painted/etched onto a window shall not cover more than twenty-five percent (25%) of the window.

280-15-11.5.12.3 Font style shall be encouraged to be an historic/traditional lettering style; fonts and lettering that are overly ornate or otherwise unreadable shall be strongly discouraged.

280-15-11.5.12.4 The following sign styles or features are not appropriate for Springvale Village Design District Overlay Zone:

280-15-11.5.12.4.1 Internally illuminated or translucent plastic signs, flashing elements, or elements that move or change its brightness.

280-15-11.5.12.4.2 Use of fluorescent or neon colors.

280-15-11.5.12.4.3 Signs attached to or projecting from the roof.

280-15-11.5.12.4.4 Signs that mask the architectural details of a building or whose design dominates the building facade.

280-15-11.5.12.5 The following sign styles or features are appropriate for the Springvale Village Design District Overlay Zone:

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.5.12.5.1 Wooden signs, or a sign material that has the look of traditional wood signage, including but not limited to vinyl; although not common in the Springvale Village Design District Overlay Zone, traditional wrought-iron signposts or brackets may be appropriate.

280-15-11.5.12.5.2 Hanging signs, such as from a post or projecting from the building.

280-15-11.5.12.5.3 Freestanding signs with two (2) posts.

280-15-11.5.12.5.4 Wall signs on building facades, placed just above the storefront and appropriately proportioned to the front facade.

280-15-11.6 Architecture standards.

280-15-11.6.1 Building mass, scale and height standards.

280-15-11.6.1.1 New buildings or additions to existing buildings shall not be visibly out of scale with neighboring buildings or otherwise out of scale with Sanford Downtown or Springvale Village Design District Overlay Zones, respectively.

280-15-11.6.1.2 Building heights shall be compatible with adjacent structures.

280-15-11.6.1.3 The size or bulk of the building shall conform with those nearby; larger buildings shall be broken down architecturally to match the scale, rhythm and proportion of adjacent structures.

280-15-11.6.1.4 The following features shall be considered as potential elements to help break down building scale: projecting bays, projecting or recessed balconies, and gables and dormers, judiciously utilized to provide interest, individuality, and appropriate scale to new structures; distinct and multiple architectural roof forms, clearly pronounced eaves, distinct parapet designs and cornice treatments; porches, covered walkways, trellises or architectural awnings that provide varying degrees of shade and sun at ground level.

280-15-11.6.1.5 Springvale Village Design District Overlay Zone additional building mass, scale, height standards. Two (2) to three (3)-story buildings are more traditional in downtowns and village centers, particularly serving mixed uses, and shall be encouraged in the Springvale Village Design District Overlay Zone.

280-15-11.6.2 Architectural style/character standards.

280-15-11.6.2.1 Building designs and treatments that express corporate, franchise, or trademark identity shall not take precedence over these design standards; such development shall conform to the historic, site design, and architectural considerations in these standards. Corporate or franchise developments shall be compatible with the visual character of the Sanford Downtown or Springvale Village Design District Overlay Zones.

280-15-11.6.2.2. Variation in design.

280-15-11.6.2.2.1 Sanford Downtown Design District Overlay Zone. Although there is some variation in architectural styles in the Sanford Downtown Design District Overlay Zone, new development shall be compatible.

280-15-11.6.2.2.2 Springvale Village Design District Overlay Zone. Although there is some variation in architectural styles in the Springvale Village Design District Overlay Zone, new development should be done in a traditional New England Village architectural style. See examples in the Planning Department.

280-15-11.6.2.3 Sanford Downtown Design District Overlay Zone building design standards.

280-15-11.6.2.3.1 Sanford Downtown Design District Overlay Zone building character and scale standards.

280-15-11.6.2.3.1.1 Facade design shall display a consideration of the building's appearance on all sides of the building.

280-15-11.6.2.3.1.2 The scale of a building shall be visually compatible with its site and with its neighborhood.

280-15-11.6.2.3.2 Sanford Downtown Design District Overlay Zone walkways, entries, and overhangs standards.

280-15-11.6.2.3.2.1 Width of covered walkways shall span the sidewalk, if applicable, or be a minimum of six (6) feet wide and nine (9) feet high.

280-15-11.6.2.3.2.2 The weight of snow on top of and shed from covered walkways shall be planned for.

280-15-11.6.2.3.2.3 All building access shall be designed to provide convenient and safe access for disabled persons, the elderly, baby carriages, and others. Sidewalks and walkways shall be free of barriers.

280-15-11.6.2.3.2.4 All walkways shall be designed to maintain visual continuity of eave lines, materials at base, soffits and fasciae and grade at entry locations. New walkways shall be fully coordinated with adjoining walkways.

280-15-11.6.2.3.2.5 Shop facades shall be designed as individual entities, to strengthen their character and interest to pedestrians. Continuous linear shop fronts are discouraged.

280-15-11.6.2.3.2.6 Outdoor display areas shall be submitted as part of building permit applications. Such areas shall not interfere with pedestrian circulation.

280-15-11.6.2.3.2.7 Upper-floor design. Decks, balconies, and porches are strongly encouraged as they provide sunny, usable outdoor space and add life and interest to the street.

280-15-11.6.2.4 Architectural details.

280-15-11.6.2.4.1 Craftsmanship, ornamentation, and architectural details shall be strongly encouraged. Architectural details shall include the design features of elements including but not limited to doors, windows, dormers, porches and balconies, and decorative details such as cornices, columns, pediments, and railings, and similar features. Large or small, these details play a key role in defining the style and character of a building and deserve particular attention and respect.

280-15-11.6.2.4.2 Detailing that relates to and reflects the character of the area shall be encouraged. Vernacular architectural features help tie together the character of the Sanford Downtown and Springvale Village Design District Overlay Zones.

280-15-11.6.2.4.3 Roof design standards. Roof design is important for snow management and is a major contributor to design character. Roofscapes are important design elements that are viewed by pedestrians. Sloped roofs shed accumulated snow in avalanche fashion and can be dangerous to pedestrians below. The design of roofs and pedestrian areas below them is referred to as snow management and is discussed in this subsection.

280-15-11.6.2.4.3.1 The angle of a sloped roof should be typical of traditional New England architecture, approximating twelve to twelve (12:12) pitch. A sloped roof with a flattened pitch is generally not appropriate for the Sanford Downtown and Springvale Village Design District Overlay Zones.

280-15-11.6.2.4.3.2 Sanford Downtown Design District Overlay Zone additional roof standards.

280-15-11.6.2.4.3.2.1 Roof form shall be modulated and broken up with the use of dormers or other architectural features. The ridgeline shall not be continuous but shall be varied in height or broken with chimneys, cupolas, towers, or other features.

280-15-11.6.2.4.3.2.2 Roofs of connected buildings shall be fully coordinated with adjoining eaves, peaks, gables, and slopes. Consider the color of neighboring roofs to create a complementary roof palette: avoid selecting strongly contrasting colors.

280-15-11.6.2.4.3.2.3 Roof materials. Consider the effects of climate and snow management in selecting roofing materials.

280-15-11.6.2.4.3.2.4 Roof-mounted equipment shall be concealed. Satellite dishes, communications antennae and mechanical equipment shall be planned as part of the roof so they are concealed from all pedestrian viewpoints and any overlooking development.

280-15-11.6.2.4.3.2.5 Where appropriate in Sanford's Downtown, a flat roof may be permissible if the building is multistory and of traditional downtown architecture and use, including but not limited to a retail/pedestrian-oriented first floor, office/residential upper floors, differentiated upper facade, articulated parapet and decorative cornice. Existing buildings of this style shall be maintained for architectural and/or historic integrity.

280-15-11.6.2.4.3.3 Springvale Village Design District Overlay Zone additional roof standards.

280-15-11.6.2.4.3.3.1 Sloped gable or hip roofs are most appropriate for the Springvale Village Design District Overlay Zone. Gambrel, shed, mansard, false mansard, or flat roofs are not appropriate.

280-15-11.6.2.4.3.3.2 Dormers are an effective way to break up the mass of a sloped roof and add architectural interest and are a typical feature of New England architecture. Dormers shall be of an appropriate proportion and size relative to the building.

280-15-11.6.2.4.4 Street facade standards.

280-15-11.6.2.4.4.1 The front façade of both residential and nonresidential buildings, particularly the main entrance, shall be oriented to Main Street, or another primary street frontage if it does not front on Main Street. If the main entrance shall not be located along the primary street frontage, the front facade shall be appropriately designed to contribute to the pedestrian-friendly character.

280-15-11.6.2.4.4.2 For buildings that are sited on a corner lot which fronts on more than one (1) street, the front facade shall be oriented toward the primary street frontage, while a secondary entrance or other appropriate facade treatment is strongly encouraged for the side street.

280-15-11.6.2.4.5 Entrance standards.

280-15-11.6.2.4.5.1 Principal building entrances shall be accentuated, and easily visible from the street, to contribute to the pedestrian-friendly character. This may be achieved through the design of the doorway and doorway architectural treatments, by recessing the entry, or by adding a porch or pediment for the front door providing shelter and enhancing the entrance.

280-15-11.6.2.4.5.2 Service entrances and loading facilities should be located at the rear or side of structures and screened from public view. Where buildings face more than one (1) public street, service and loading circulation may be located along secondary streets where appropriate. Where no off-street options are available, loading and service entrances located along public streets shall occupy the minimum space necessary and be compatible with the other uses of the street, including pedestrian activities and retail development.

280-15-11.6.2.4.6 Proportion and spacing of openings, including but not limited to windows and doors.

280-15-11.6.2.4.6.1 Blank exterior walls without doors, windows, or other architectural features to break up a building's mass shall be avoided. Street facades in particular shall not be blank but have an appropriate rhythm of windows and doors.

280-15-11.6.2.4.6.2 Windows and doors shall be appropriately scaled, vertically oriented, and placed in a regularly spaced pattern. Symmetry of openings on the street facade is traditional, though not essential.

280-15-11.6.2.4.6.3 Where the interior layout or function of a building does not accommodate or require windows, the addition of false windows or other architectural elements may be an alternative. The use of murals or plantings, which offer vertical contrast, including but not limited to trees and shrubs for large blank facades may be an allowable alternative to adding windows or other architectural elements, however, the quality, subject, and maintenance of murals should be carefully considered.

280-15-11.6.2.4.7 Springvale Village Design District Overlay Zone windows and window treatments standards.

280-15-11.6.2.4.7.1 Avoid modern window styles that are not compatible with traditional New England architecture.

280-15-11.6.2.4.7.2 Windows shall be square or vertical. Use divided panes to add scale to large window openings.

280-15-11.6.2.4.7.3 The style of window shall be consistent throughout the building or addition. Visual unity and harmony are usually achieved when the same window style and scale is used consistently on all visible facades.

280-15-11.6.2.4.7.4 Shutters shall reflect their original use. That is, their size shall be such that they will cover the entire window if closed; arched windows shall have arched shutters. Shutters shall be hung so as to appear operable and shutter dimensions shall be based on window dimensions. The slats shall point up when shutters are open, and down when closed over the window.

280-15-11.6.2.4.7.5 Awnings shall not detract from the form of the building or obscure its details. Traditional canvas awnings shall be encouraged; plastic or metal awnings shall be discouraged.

280-15-11.6.2.4.8 Springvale Village Design District Overlay Zone porch standards.

280-15-11.6.2.4.8.1 Size, proportions, style, detailing, decorations, and features such as columns and railings are important elements of a porch design. Whether on a residential or nonresidential building, the design shall be consistent with the architecture and scale of the rest of the building. Other porches found in the Springvale Village Design District Overlay Zone should provide visual guidance for appropriate architectural design and features.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-15-11.6.2.4.8.2 Decks and patios shall be located at the rear or side of a building and, if visible from a public way, shall be compatible visually with the design of the structure. Appropriate vegetative screening shall be provided.

280-15-11.6.2.4.9 Springvale Village Design District Overlay Zone exterior building materials.

280-15-11.6.2.4.9.1 Traditional exterior building materials, including wood clapboard, native stone, or brick, are most appropriate and strongly encouraged.

280-15-11.6.2.4.9.2 Concrete block and metal siding are not appropriate; the use of concrete should be restricted to foundations. Shingle siding in the cottage style and stucco are not traditional for the Springvale Village Design District Overlay Zone and shall be discouraged.

280-15-11.6.2.4.9.3 Synthetic or imitation materials, including but not limited to vinyl siding, may be acceptable if they replicate traditional materials. As other new materials are developed that are indistinguishable from natural or traditional products, they shall be considered more favorably.

280-15-11.6.2.4.10 Springvale Village Design District Overlay Zone paint and exterior color standards.

280-15-11.6.2.4.10.1 Traditional New England building colors shall be strongly encouraged. Bright or electric colors shall not be suitable for siding or trim. Softer or muted colors, light or dark, tend to be more traditional. Many paint companies carry historic colors, and may offer assistance in choosing color, which may be a source of ideas when considering the exterior color palette. Matching colors with neighboring buildings is not necessarily encouraged, but choosing a color palette that does not clash with adjacent buildings shall be considered.

280-15-11.6.2.4.10.2 A well-selected color palette can greatly enhance a building's character, in addition to architectural details. Appropriate accent colors shall be chosen for the trim, doors, and other architectural elements.

280-15-11.6.2.4.11 Springvale Village Design District Overlay Zone accessory structure standards.

280-15-11.6.2.4.11.1 Accessory structures, including but not limited to a garage or shed, shall be set back from the street further than the front facade of the principal structure so that the principal structure is more prominent.

280-15-11.6.2.4.11.2 Adding trim, windows and other architectural details to accessory structures shall be strongly encouraged to bring them into scale and visual harmony with the principal structure. For example, a garage might feature the same siding, color scheme and trim, even window style, as the principal structure.

280-15-11.6.2.4.12 Springvale Village Design District Overlay Zone gas station canopy and drive-through standards.

280-15-11.6.2.4.12.1 New or replaced canopies over gas pumps shall be visually sensitive to the neighborhood in color and design. Use of bright colors shall be discouraged. Canopy design shall be encouraged to be architecturally compatible with the principal structure, if appropriate, and the preferred Springvale Village Design District Overlay Zone architectural character described in these standards.

280-15-11.6.2.4.12.2 Canopies and drive-throughs shall be aligned to the building and sited to conform to all other setback and traffic circulation requirements.

280-15-11.6.2.4.13 Springvale Village Design District Overlay Zone signage standards.

280-15-11.6.2.4.13.1 Sign material, style and color shall complement the building facade.

280-15-11.6.2.4.13.2 Window signs or signs painted/etched onto a window shall not cover more than twenty-five percent (25%) of the window.

280-15-11.6.2.4.13.3 The font style shall be encouraged to be an historic/traditional lettering style; fonts and lettering that are overly ornate or otherwise unreadable shall be strongly discouraged.

280-15-11.6.2.4.13.4 The following sign styles or features are not appropriate for Springvale Village Design District Overlay Zone:

280-15-11.6.2.4.13.4.1 Internally illuminated or translucent plastic signs, flashing elements, or elements that move or change its brightness.

280-15-11.6.2.4.13.4.2 Use of fluorescent or neon colors.

280-15-11.6.2.4.13.4.3 Signs attached to or projecting from the roof.

280-15-11.6.2.4.13.4.4 Signs that mask the architectural details of a building or whose design dominates the building facade.

280-15-11.6.2.4.13.5 The following sign styles or features are not appropriate for the Springvale Village Design District Overlay Zone:

280-15-11.6.2.4.13.5.1 Wooden signs, or a sign material that has the look of traditional wood signage, including but not limited to vinyl; although not common in the Springvale Village Design District Overlay Zone, traditional wrought-iron signposts or brackets may be appropriate.

280-15-11.6.2.4.13.5.2 Hanging signs, such as from a post or projecting from the building.

280-15-11.6.2.4.13.5.3 Freestanding signs with two posts.

280-15-11.6.2.4.13.5.4 Wall signs on building facades, placed just above the storefront and appropriately proportioned to the front facade.

Article XVI. Site Plan Review

§ 280-16-1. Planning Director.

This article shall be administered by the Planning Director, except that the Code Enforcement Officer shall be responsible for enforcement.

§ 280-16-2. Purpose.

The purpose of this article is to establish procedures and standards to enable the City to review applications for the development of nonresidential and multifamily residential uses.

§ 280-16-3. Site plan approval required.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-3.1 Site plan approval shall be required for any of the following:

280-16-3.1.1 The construction of any new building or structure, or the expansion of an existing building or structure for any use identified in this chapter as permitted with site plan review or conditional use.

280-16-3.1.2 The establishment of a use identified as permitted with site plan review or conditional use that does not involve a building or structure.

280-16-3.1.3 Existing buildings:

280-16-3.1.3.1 The change in use of an existing building from one (1) use that is permitted with site plan review or conditional to another use that is permitted with site plan review or conditional, but only if one (1) or both of the following are met:

280-16-3.1.3.1.1 The new use requires more off-street parking in accordance with this chapter than the previous use; or

280-16-3.1.3.1.2 Changes in site development are proposed, including but not limited to traffic movement into and through the site, the amount, layout, and location of parking, or provisions for stormwater drainage, lighting, or buffering of adjacent uses.

280-16-3.1.3.2 A change in occupancy of an existing building or use that replaces one (1) use that is permitted with site plan review or conditional with another use that is permitted with site plan review or conditional that does not increase the parking requirement or result in changes to site development shall not require site plan review.

280-16-3.1.4 The change in use of an existing building or structure from permitted to permitted with site plan review or conditional.

280-16-3-1-5 The construction or expansion of parking areas to serve a permitted with site plan review or conditional use involving an area of more than two-thousand (2,000) square feet in any three (3)-year period.

280-16-3-2 The creation of a private way.

280-16-3-3 This section does not apply to the construction or modification of single-family or two (2)-family homes, the placement of manufactured housing on individual lots, agriculture, forest management and timber harvesting activities, or any permitted use that is identified in this chapter.

280-16-3-4 No land, building or structure shall be used or occupied and no building permit, sign permit, plumbing permit, or certificate of occupancy shall be issued for a development within the scope of this chapter unless and until a final plan of the development has been approved in accordance with the procedures set forth below.

§ 280-16-4. Classification of projects.

Projects subject to site plan review shall be divided into two (2) classes: major developments and minor developments.

280-16-4.1 Major development. A major development shall be any project which requires site plan approval and which meets any one (1) of the following criteria. In addition, the Site Plan Review Committee may, by formal vote, reclassify a minor development to a major development if it finds,

because of the scale or complexity of the proposal, that it has implications similar to projects defined as major developments.

280-16-4.1.1 Involves the construction of thirty-thousand (30,000) square feet or more of gross floor area.

280-16-4.1.2 Involves the creation of ten (10) or more dwelling units.

280-16-4.1.3 Is designated as a conditional use in this chapter.

280-16-4.1.4 Involves the establishment or the construction or expansion of a building or structure for any of the following categories of uses as set forth in the **Table of Land Uses**.^[1] An expansion of a building or structure for any of these uses involving the creation of two-thousand (2,000) square feet or more of gross floor area shall be classified as a major development. Projects involving an expansion of less than two-thousand (2,000) square feet shall be classified as a minor development.

280-16-4.1.4.1 The keeping of pigs, chickens, and fowl for commercial purposes, except in the Rural Residential or Rural Mixed Use Zones.

280-16-4.1.4.2 Mineral extraction.

280-16-4.1.4.3 The reuse of existing agricultural buildings for nonagricultural purposes.

280-16-4.1.4.4 Mobile home parks.

280-16-4.1.4.5 Expansions of existing mobile home parks.

280-16-4.1.4.6 Convalescent, rest, or nursing homes.

280-16-4.1.4.7 Boarding or congregate care facilities.

280-16-4.1.4.8 Child-care centers or nursery schools with thirteen (13) or more children.

280-16-4.1.4.9 Private schools and colleges.

280-16-4.1.4.10 Nonprofit clubs and lodges.

280-16-4.1.4.11 Fully enclosed places of recreation.

280-16-4.1.4.12 Campgrounds.

280-16-4.1.4.13 Drinking places.

280-16-4.1.4.14 Drive-through eating places.

280-16-4.1.4.15 Unenclosed storage of unregistered cars, junk cars, or junked car parts.

280-16-4.1.4.16 Petroleum product storage.

280-16-4.1.4.17 Churches.

280-16-4.1.4.18 Nonprofit medical marijuana dispensary. *[Amended 8-24-2010]*

*[1] Editor's Note: The **Table of Land Uses** is included at the end of this chapter.*

280-16-4.1.5 An amendment to a previously approved site plan for a major development involving the construction of five-thousand (5,000) square feet or more of gross floor area.

280-16-4.2 Minor development. Any project which requires site plan approval and is not classified as a major development shall be a minor development in one of these five (5) categories:

280-16-4.2.1 Minor development. Any project which requires site plan approval and is not classified as a major development shall be a minor development in one of the following five (5) categories:

280-16-4.2.2 Developmental review

280-16-4.2.3 Uses designated as permitted with site plan review in the **Table of Land Uses**.

280-16-4.2.4 Private way.

280-16-4.2.5 Staff review.

280-16-4.3 Design standards. Any development on a parcel that is located in the Sanford Downtown or Springvale Village Design District Overlay Zones shall require review by and a recommendation to the Planning Board by the Design Review Committee.

§ 280-16-5. Review and approval authority.

280-16-5.1 Major developments. The Planning Board is authorized to review and act, after recommendation by the Site Plan Review Committee, on all site plans for major developments. In considering site plans under this article, the Planning Board may act to approve, disapprove or approve the project with such conditions as are authorized by this article.

280-16-5.2 Minor developments. The Site Plan Review Committee is authorized to review all site plans for minor developments, except as authorized under **§ 280-16-4.2.5**, and may approve, disapprove, or approve the project with such conditions authorized by this article. In addition, the Site Plan Review Committee may reclassify a minor development to a major development set forth in this article and forward it to the Planning Board with recommendations for Planning Board action.

280-16-5.3 Site Plan Review Committee.

280-16-5.3.1 Composition and quorum.

280-16-5.3.1.1 The Site Plan Review Committee shall be comprised of the following nine (9) members. A member of each member's respective organization may serve as an alternate in the event that a member is unable to attend a scheduled Site Plan Review Committee meeting. A quorum shall be defined as a minimum of five (5) members.

280-16-5.3.1.1.1 A representative of the City Council;

280-16-5.3.1.1.2 The Fire Chief or designee;

280-16-5.3.1.1.3 The Police Chief or designee;

280-16-5.3.1.1.4 The City Engineer or the Public Works Director; and

280-16-5.3.1.1.5 The Planning Director.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-5.3.1.1.6 The Superintendent of the Water District;

280-16-5.3.1.1.7 The Superintendent of the Sewerage District;

280-16-5.3.1.1.8 A representative of the Planning Board;

280-16-5.3.1.1.9 The Code Enforcement Officer; and

280-16-5.3.1.2 The Planning Director shall serve as Chair of the Site Plan Review Committee and shall be responsible for scheduling its meetings.

280-16-5.3.2 Powers and duties. The Site Plan Review Committee shall:

280-16-5.3.2.1 Review and approve applications for minor developments; and

280-16-5.3.2.2 Advise the Planning Board on applications for major developments.

280-16-5.3.3 Procedures. The Site Plan Review Committee may, after advance notice and hearing, adopt reasonable written regulations to govern the conduct of its meetings, provided that such regulations are not inconsistent with any applicable statute or ordinance.

280-16-5.3.4 Appeals. Any action of the Site Plan Review Committee may be appealed to the Planning Board by the applicant, any abutter to the project and the owners of any parcel abutting within two-hundred-fifty (250) feet of the subject parcel, and any other party who participated in the consideration of the application. The appeal shall be made in writing to the Planning Department within fifteen (15) days of final action by the Site Plan Review Committee.

280-16-5.4 Design Review Committee

280-16-5.4.1 Creation, officers, and purpose.

280-16-5.4.1.1 Creation. The Design Review Committee shall consist of a minimum of five (5) and a maximum of seven (7) members. Members shall serve alternating two (2) year terms. Up to three (3) members of the Planning Board shall serve on the Design Review Committee. The remaining four (4) members shall be nominated by the City Manager and approved by majority vote of the Planning Board. Design Review Committee members shall live or work within the Sanford Downtown or Springvale Village Design District Overlay Zones. In the nomination and appointment of members, the goal shall be to include members with a combination of educational, professional, and life experiences with design and development related issues. In the event of a vacancy the Chair shall notify the City Manager.

280-16-5.4.1.2 Officers. The Design Review Committee shall elect a Chair and Secretary. The Planning Director shall notify the Chair when there is a proposed development which requires review and comment by the Design Review Committee. The Chair shall call meetings as required, chair all meetings, maintain communications and report the status of all projects to the Planning Director and Planning Board in a timely manner. The Secretary shall maintain meeting minutes for all meetings with applicants, distribute meeting minutes to the Planning Director and other parties, as appropriate, and handle written communication of the Design Review Committee.

280-16-5.4.1.3 Purpose. To help the owner, developer, architect, and other consultants understand the basic design goals that have been adopted for development of Sanford Downtown and Springvale Village

City Council Order # 16-106.04 Adopted 8-16-2016.

Design District Overlay Zones and provide the Planning Board with a yardstick against which proposed development can be measured. Applicants are invited to submit creative and imaginative projects which build on the Design Review Standards and contribute to the overall form and character of Sanford Downtown and Springvale Village Design District Overlay Zones.

280-16-5.4.2 Powers and duties.

280-16-5.4.2.1 Responsibilities. It shall be the responsibility of the Design Review Committee to encourage new development and renovation within the designated Sanford Downtown and Springvale Village Design District Overlay Zones to achieve the purpose, objectives, and standards of the Design Review Standards. The Design Review Committee shall advise the Planning Director, the Planning Board and the applicant and, in that capacity, may make recommendations concerning project design proposals as it deems appropriate.

280-16-5.4.2.2 Review and recommendation to the Planning Board. All Applicants are encouraged to meet with the Design Review Committee early in the design process but prior to submitting an application for site plan review. There is no formal submission requirement for this preliminary discussion, though general site plans, building sketches, and other illustrations, sufficient to convey the general intent and approach to conforming with the basic design standards, are encouraged. The Design Review Committee may make general comments and suggestions to help meet the standards. The applicant may request additional meetings with the Design Review Committee as the proposed design is developed or revised.

When the applicant is prepared for formal review by the Design Review Committee, s/he shall submit one (1) copy of proposed design plans, drawings, and other illustrations to the Planning Department for Design Review Committee review. The Planning Director shall work with the Chair of the Design Review Committee to schedule a meeting to review the plans, drawings, and other illustrations and notify the Design Review Committee, applicant, and public of the scheduled meeting. Following its review, the Design Review Committee shall prepare a written summary and recommendations and forward it to the Planning Director and applicant prior to Planning Board review of the site plan application.

If further revisions to a project plan are made during Planning Board review the Design Review Committee may, at its discretion or the request of the Planning Board or Planning Director, review the revised plans and modify its recommendations accordingly.

280-16-5.5 Staff review. The Planning Director, with concurrence from the Code Enforcement Officer and City Engineer, is authorized to review, approve, disapprove or approve with conditions the following minor site plans:

280-16-5.5.1 The reconstruction of any conforming structures;

280-16-5.5.2 The construction/reconstruction of preexisting nonconforming structures that are within the same footprint;

280-16-5.5.3 Construction which does not increase any of the following: the building footprint by more than five-hundred (500) square feet; impervious coverage by more than five-hundred (500) square feet, parking demand; or any conditions of a previous approval.

280-16-5.5.4 Any project when directed by the Planning Board.

§ 280-16-6. Scheduling, submission, fee, and review procedures.

280-16-6.1 Preapplication meeting.

280-16-6.1.1 The applicant shall initiate the application process by either requesting a building permit from the Code Enforcement Officer and being instructed to obtain a site plan permit from the Planning Director or by directly scheduling a preapplication meeting with the Planning Director. The purpose of this meeting is to familiarize the applicant with the review procedures and submission requirements, review the approval criteria and standards, and familiarize the Planning Director with the nature of the project. No decisions relative to the plan may be made at this meeting. The Planning Director may ask representatives of other departments and agencies to participate in the conference. In this meeting, the Planning Director will confirm the classification of the application.

280-16-6.1.2 If the application is classified as a minor site plan, the Planning Director may determine that an on-site inspection is needed to familiarize the Site Plan Review Committee with the project site. The on-site inspection shall be scheduled by the Planning Director and shall be attended by the applicant and/or the applicant's representative and members of the Site Plan Review Committee.

280-16-6.2 Application preparation.

280-16-6.2.1 Using the most current application form, which is available from the Planning Department, the applicant shall submit a formal application for review and approval to the Planning Department, consistent with the requirements of §§ 208-17-6.7 and the classification assigned under this article.

280-16-6.2.2 Upon receipt of an application, the Planning Department shall provide the applicant with a dated receipt showing the nature of the application and the fees paid.

280-16-6.3 Review for completeness. Within seven (7) days of receipt of an application the Planning Director shall review and determine if it is complete. The Planning Director shall review any request for waivers from the submission requirements and shall act on these requests prior to determining the completeness of the application; provided, however, that if the Planning Board determines that such submission is necessary, the information shall be required to be submitted. If the application is lacking required information, the Planning Director shall notify the applicant in writing of this determination, and the action on any waivers and shall provide copies of the application to all official and ex officio members of the Site Plan Review Committee. If the application is incomplete, the Planning Director shall notify the applicant in writing of this determination, specify what additional materials or information is required to complete the application, and advise the applicant that the revised application package will be re-reviewed for completeness when it is resubmitted. Once the application has been found complete, the Planning Director shall provide copies of the application information to all members of the Site Plan Review Committee and schedule it for the next available committee meeting which will be at least two (2) weeks from the date the application is determined to be complete.

280-16-6.4 Notice to abutters.

280-16-6.4.1 Once an application is determined to be complete and at least seven (7) days prior to the date of its scheduled review, the Planning Director shall provide written notice to all abutters within two-hundred-fifty (250) feet of the property boundaries, including those in neighboring towns, if applicable, that an application has been filed. This notice shall contain a brief description of the proposed activity, the name of the applicant, the location where the application is available for inspection, how written comments on the application may be submitted and will be considered by the reviewing committee, and the date, time, and location at which the application will be considered. Failure of any abutter to receive such notice shall not be grounds for delay of consideration of the application and approval or denial of the project.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6-4.2 No notification of abutters is required for an amendment of a previously reviewed and permitted site plan which is classified for staff review under this article.

280-16-6.5 Public hearing.

280-16-6.5.1 A public hearing shall be held by the Planning Board on a major site plan application prior to its taking action. The Planning Department shall publish notice of the public hearing in a newspaper having general distribution in the City at least seven (7) days prior to the hearing.

280-16-6.5.2 Following the public hearing, the Planning Board shall consider the application and its conformance with site plan approval criteria and standards. Within sixty (60) days of the public hearing, the Planning Board shall complete its review of and take action on the application. The Planning Board may extend this review period with the consent of the applicant.

280-16-6.6 Waivers. The applicant may request a waiver of any submission requirement in its site plan application. The request shall be in writing at the time of submission of the application and shall specify why the waiver is being sought. The Planning Director shall review any requests for waivers and may grant requested waivers for the purpose of presenting the application to the reviewing committee. The reviewing committee may approve, deny, or approve the requested waivers with conditions.

280-16-6.7 Submission requirements. The application for site plan review shall contain the following exhibits and information:

280-16-6.7.1 Application elements. The application shall consist of:

280-16-6.7.1.1 Three (3) hard copies of all required written materials, plans, maps, and drawings and one (1) CD of digital pdf files of all the information submitted as hard copies. The application shall contain the information listed below. The written materials shall be contained in a single report. The plans, maps, and drawings shall be at an accurate scale sufficient to allow review of the items listed under approval criteria, but in no case shall it be more than fifty (50) feet to the inch for that portion of the land being proposed for development.

280-16-6.7.1.2 A fully executed and signed copy of the application for site plan review.

280-16-6.7.1.3 The required application and development review fees.

280-16-6.7.1.4 A complete list of abutters within two-hundred-fifty (250) feet of property boundaries of the site, together with a set of mailing envelopes, stamped with first class postage, that are addressed to each abutter on the list and includes the Planning Department's return address. Two (2) sets of stamped and addressed mailing envelopes will be required for major developments.

280-16-6.7.2 Required information.

280-16-6.7.2.1 General information.

280-16-6.7.2.1.1 Record owner's name, address, and phone number and applicant's name, address and phone number, if different.

280-16-6.7.2.1.2 Location of all building setbacks, yards and buffers required by this chapter.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6.7.2.1.3 Names and addresses of all abutting property owners and the owners of any parcel abutting an abutter if it is located within two-hundred-fifty (250) feet of the subject parcel, including those in neighboring towns, if applicable.

280-16-6.7.2.1.4 Reduction of the City tax map showing the general location of the site.

280-16-6.7.2.1.5 Boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.

280-16-6.7.2.1.6 Assessing tax map and lot number of the parcel or parcels.

280-16-6.7.2.1.76 Copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.

280-16-6.7.2.1.8 General description of the proposed activity or use.

280-16-6.7.2.2 Existing conditions.

280-16-6.7.2.2.1 Zoning classifications of the property, including shoreland, floodplain, and overlay zones, if applicable, and the location of zoning boundaries if the property is located in two (2) or more zones or abuts a different zone.

280-16-6.7.2.2.2 Location and size of existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, and power and telephone lines and poles on the property to be developed and of any that will serve the development from abutting streets or land.

280-16-6.7.2.2.3 Location, names, and widths of existing streets and rights-of-way within or adjacent to the proposed development.

280-16-6.7.2.2.4 Location, dimensions and ground floor elevations of all existing buildings on the site.

280-16-6.7.2.2.5 Location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site.

280-16-6.7.2.2.6 Location of intersecting roads or driveways within two-hundred (200) feet of the site.

280-16-6.7.2.2.7 Location of open drainage courses, floodplains, wetland boundaries, stands of trees, major trees, and other important natural features, with a description of features to be retained.

280-16-6.7.2.2.8 Direction of existing surface water drainage across the site.

280-16-6.7.2.2.9 Location, front view and dimensions of existing signs.

280-16-6.7.2.2.10 Location and dimensions of any existing easements and copies of existing covenants or deed restrictions.

280-16-6.7.2.2.11 Location of the nearest fire hydrant, dry hydrant or other water supply for fire protection and description of any existing fire protection systems.

280-16-6.7.2.3 Proposed development activity.

280-16-6.7.2.3.1 Location and dimensions of provisions for water supply and wastewater disposal and evidence of their adequacy for the proposed use or expansion of use, including test pit data if on-site sewage disposal is proposed. If the project will be served by the Sewerage District and/or Water District,

City Council Order # 16-106.04 Adopted 8-16-2016.

provide letters from the respective districts indicating approval of the provisions and the adequacy of systems to accommodate the proposed use.

280-16-6.7.2.3.2 Direction of proposed surface water drainage across the site and provisions for drainage handling, including the size, location, and pertinent elevations of culverts.

280-16-6.7.2.3.3 Provisions for handling solid wastes, including the location and proposed treatment of any on-site collection or storage facilities.

280-16-6.7.2.3.4 Location, dimensions, and ground floor elevations of all proposed buildings or expansion on the site.

280-16-6.7.2.3.5 Location and dimensions of proposed driveways, parking and loading areas, and walkways.

280-16-6.7.2.3.6 Location, front view, materials, and dimensions of proposed signs, together with methods for securing the sign.

280-16-6.7.2.3.7 Location and type of exterior lighting.

280-16-6.7.2.3.8 Landscaping plan showing the type, size, and location of shrubs, trees, and other plants to be installed at the site.

280-16-6.7.2.3.9 Location and nature of all electrical, telephone, and other utilities, including fire protection systems, to be installed at the site.

280-16-6.7.2.3.10 Evidence that the Federal Aviation Administration has been notified of the proposed development if the building or structure is taller than existing surrounding structures or the natural terrain and encroaches on the imaginary surface of the Airport as specified in Section 77.13 of Part 77 of the Federal Aviation Regulations. *[Amended 5-1-2012]*

280-16-6.7.2.4 Supplemental information.

280-16-6.7.2.4.1 If the Planning Director determines that the project has potentially significant adverse impact on traffic flow, safety or the environment, s/he shall recommend that the project be classified as a major development.

280-16-6.7.2.4.2 The Planning Director may require the applicant to provide a boundary survey of the parcel if the property lines are not clearly and easily determined on the ground.

280-16-6.7.2.4.3 Supplemental information for major developments. If the application is for a major development, it shall also include the following information:

280-16-6.7.2.4.3.1 The bearings and distances of all property lines tied, to the Maine state coordinant system, and the sources of this information. The Planning Director may waive the requirement for a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries.

280-16-6.7.2.4.3.2 The name, registration number and seal of the architect, landscape architect, engineer and/or similar professional who prepared the plan.

280-16-6.7.2.4.3.3 The location of all buildings within fifty (50) feet and the location of intersecting roads or driveways within two-hundred (200) feet of the site.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6.7.2.4.3.4 The existing topography of the site shown with two (2)-foot contour intervals. A greater contour interval may be used if it is determined that the plan is adequate to evaluate site conditions.

280-16-6.7.2.4.3.5 A grading plan showing the proposed changes in the topography of the site at a two (2)-foot contour interval or such other interval as determined by the Planning Board. This plan may be combined with the site plan.

280-16-6.7.2.4.3.6 A stormwater drainage and erosion control program showing:

280-16-6.7.2.4.3.6.1 The existing and proposed method of handling stormwater runoff.

280-16-6.7.2.4.3.6.2 The direction of flow of the runoff through the use of arrows.

280-16-6.7.2.4.3.6.3 The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers.

280-16-6.7.2.4.3.6.4 Engineering calculations prepared by a professional engineer registered in the State of Maine showing the drainage requirements based upon a storm frequency established by the City Engineer if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces being proposed including but not limited to pavement and building area, and the pre- and post-development rates of runoff.

280-16-6.7.2.4.3.6.5 Methods and locations of devices proposed to be used to control erosion and sedimentation during and after construction.

280-16-6.7.2.4.3.7 Building plans showing, at a minimum, the first floor plan and front elevation of all proposed principal and accessory buildings and structures.

280-16-6.7.2.4.3.8 Assessments of the impact of the project. A traffic impact analysis demonstrating the impact of the proposed project on the capacity, level of service, and safety of adjacent streets, if the project or expansion will provide parking for fifty (50) or more vehicles or generate more than one-hundred (100) trips during the a.m. or p.m. peak hour based upon the latest edition of the Trip Generation Manual of the Institute of Traffic Engineers.

280-16-6.7.2.4.4 Supplemental information for development in the Airport Development Zone

280-16-6.7.2.4.4.1 An emergency management plan that has been reviewed and approved by the Emergency Management Director;

280-16-6.7.2.4.4.2 A fire protection plan that has been reviewed and approved by the Fire Chief;

280-16-6.7.2.4.4.3 A public safety plan, which shall include any requirements the Police Chief determines is necessary to address airport security and homeland security issues;

280-16-6.7.2.4.4.4 A traffic control plan showing the location and dimensions of proposed driveways, parking areas, loading areas and walkways; describing on-site vehicular activity and its impact on the surrounding traffic patterns; and showing access to and from the airport, if proposed; and

280-16-6.7.2.4.4.5 A narrative report indicating how the proposed land use and development activity is consistent with the Airport Clear Zone and Airport Protection Overlay Zone standards.

280-16-6.7.2.4.5 Supplemental information for private ways.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6.7.2.4.5.1 A plan showing the private way prepared by a registered land surveyor. The plan shall be drawn in permanent ink or permanent transparency material and shall be sealed by the surveyor preparing the plan. The plan shall be labeled "A Plan of a Private Way" and shall provide an approval block for signatures of a legal majority of the Planning Board, the date of approval, and the words "Private Way, Approved by the City of Sanford Planning Board." The plan shall show information sufficient to establish on the ground the exact location, width, and length of the private way.

280-16-6.7.2.4.5.2 Plan notes. The plan shall contain the following notes:

280-16-6.7.2.4.5.2.1 A note which shall read "The City of Sanford shall not be responsible for the maintenance, repair, plowing, or similar services for the private way shown on this plan."

280-16-6.7.2.4.5.2.2 A note which shall read "The private way shown on this plan shall not be accepted as a public street by the City of Sanford unless the way complies with the standards for public streets, including but not limited to, width of right-of-way, existing at the time acceptance is requested."

280-16-6.7.2.4.6 Supplemental information for transmitter towers and alternative communication towers. If the project involves an alternative communication tower, the application shall include the following supplemental information:

280-16-6.7.2.4.6.1 A report from a professional engineer, registered in the State of Maine, that describes the tower and the technical reasons for the tower design and describes the capacity of the tower, including the number and types of antennas that it can accommodate and the basis for the calculations of capacity.

280-16-6.7.2.4.6.2 Written approval or a statement that no approval is required from the Federal Aviation Administration and written approval from any other applicable federal or state agencies.

280-16-6.7.2.4.6.3 A letter of intent that commits the tower owner and his or her successors in interest to:

280-16-6.7.2.4.6.3.1 Respond in a timely, comprehensive manner to a request for information from a potential collocation applicant, in exchange for a reasonable fee not in excess of the actual cost of preparing a response.

280-16-6.7.2.4.6.3.2 Negotiate in good faith for shared use by third parties that have received a Federal Communication Commission license or permit.

280-16-6.7.2.4.6.3.3 Allow shared use if an applicant agrees in writing to pay reasonable charges.

280-16-6.7.2.4.6.3.4 Make no more than a reasonable charge for shared use, based on generally accepted accounting principles. This charge may include but is not limited to a pro rata share of the cost of site selection, planning, project administration, land costs, site design, construction and maintenance, financing, return on equity, depreciation, and all of the costs of adapting the tower or equipment to accommodate a shared user without causing electromagnetic interference, all being pertinent to the southern Maine market area.

280-16-6.7.2.4.6.3.5 Notify the City if use of the tower is discontinued.

280-16-6.7.2.4.6.3.6 Remove the tower within one (1) year after its use is discontinued.

280-16-6.7.2.4.6.4 Evidence that collocation on existing or approved towers is not possible. If the proposed tower cannot be accommodated on each existing or approved tower site, assess whether such tower site could be changed to accommodate the proposed tower, and generally describe the means and projected cost of shared use of the existing or approved tower site.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6.7.2.4.6.5-Proof of financial capacity to build, maintain, and remove the proposed tower.

280-16-6.7.2.4.7 Supplemental information for a water supply protection permit shall contain the following information:

280-16-6.7.2.4.7.1 The location of Public Water Supply Protection District boundaries based upon the official map if they cross the parcel.

280-16-6.7.2.4.7.2 Location and size of interior and exterior areas and structures to be used for storage, use, loading/unloading, recycling, or disposal of hazardous materials.

280-16-6.7.2.4.7.3 Location of all new or modified underground and aboveground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated stormwater or wash water, and all similar facilities.

280-16-6.7.2.4.7.4 Location of new or modified exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater; the point of discharge for all drains and pipes shall be specified on the site plan;

280-16-6.7.2.4.7.5 Delineation of areas on the site which are known or suspected to be contaminated, together with a report of the status of cleanup.

280-16-6.7.2.4.7.6 Location of new or modified subsurface waste disposal systems, sewage lift stations, force mains, and grease traps.

280-16-6.7.2.4.7.7 Location and distance to existing and planned wells of the Water District.

280-16-6.7.2.4.7.8 A description of the manner in which the applicant shall meet all applicable performance standards.

280-16-6.7.2.4.7.9 In cases where the Code Enforcement Officer, Site Plan Review Committee, or Planning Board finds that the land use poses a serious threat to groundwater quality, an applicant shall be required to submit:

280-16-6.7.2.4.7.9.1 A complete list of all pesticides, fuels and other potentially toxic or hazardous materials which are used, manufactured or stored on the premises in quantities greater than those associated with normal household use and a description of measures to provide for the control of leaks or spills.

280-16-6.7.2.4.7.9.2 A completed list of products proposed for application to the land, quantities to be applied, schedule of application, and a detailed description of the application program.

280-16-6.7.2.4.7.9.3 A conservation plan, reviewed by the York County Soil and Water Conservation District, for animal husbandry operations.

280-16-6.7.2.4.7.10 The Site Plan Review Committee or Planning Board may also require the following additional information if the Sanford or Kennebunk, Kennebunkport, and Wells Water District expresses concerns, in writing, about the impact of the proposed activities on a public water supply.

280-16-6.7.2.4.7.10.1 A hydrogeological study of the proposed use's or activity's impact on groundwater.

280-16-6.7.2.4.7.10.2 Water quality data from on-site monitoring wells.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6.7.2.4.7.10.3 Any other information necessary to prove that the activity or use will not adversely impact the groundwater quality.

280-16-6.7.2.4.8 Supplemental information for mineral extraction for commercial excavation, processing and storage of soil, loam, sand, gravel, rock and other mineral. The development plan shall be prepared by a land surveyor or professional engineer, registered in the State of Maine, except as otherwise specified, showing:

280-16-6.7.2.4.8.1 The existing contours of the land within and extending beyond the boundaries of the site for two-hundred (200) feet at intervals not to exceed five (5) feet, referred to mean sea level.

280-16-6.7.2.4.8.2 The contours as proposed following completion of the operation at intervals not to exceed five (5) feet, referred to mean sea level.

280-16-6.7.2.4.8.3 The location of all proposed access roads and temporary structures.

280-16-6.7.2.4.8.4 The proposed provisions for drainage and erosion control, including drainage calculations.

280-16-6.7.2.4.8.5 Other information necessary to indicate the physical characteristics of the proposed operation.

280-16-6.7.2.4.8.6 A closure plan showing how the site will be reclaimed in accordance with the performance standards of this chapter.

280-16-6.7.2.4.8.7 Written evidence that the York County Soil and Water Conservation District has reviewed the plans and finds them in conformance with its standards.

280-16-6.7.2.4.8.8 If fewer than five-hundred (500) cubic yards of material is involved, if all slopes affected have less than a ten-percent (10%) grade, and if the area under consideration is not subject to erosion or excessive stormwater runoff, a written plan prepared by an agent of a qualified professional agency, including by way of example only, the United States Natural Resource Conservation Service, may be submitted as the required plan.

280-16-6.7.2.4.8.9 The Planning Board shall require the submission of a hydrogeologic study to determine the effects of the proposed activity on groundwater movement and quality and water supply wells within the general area if excavation within five (5) feet of the observed seasonal high-water table is proposed.

280-16-6.7.2.4.9 Supplemental information. A site plan-application for a medical marijuana production facility or other projects that:

280-16-6.7.2.4.9.1 Have the potential for generating adverse odors, as determined by the Planning Director, shall indicate whether the proposed facility is designed with a closed or open ventilation system. If an open system is proposed, the application shall describe the pathway of outdoor air through the facility and include a plan and report, prepared and sealed by a mechanical engineer, or other qualified professional, registered in the State of Maine, for a properly designed, installed, and maintained ventilation and air filtration system.

280-16-6.7.2.4.9.2 Involves the use and/or storage of chemicals or gases shall include a floor plan showing the type and location of the storage of any chemicals or gases used in the facility and shall be subject to review and approval by the Fire Chief.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-6.7.2.4.10 Supplemental information for conditional uses. The Planning Board may waive any of the submission requirements in accordance with **Article IIX**, upon written request of the applicant at its initial consideration of the application. In waiving any submission requirement, the Planning Board shall find that the waived information is not needed to allow it to determine conformance with the standards of approval due to the scale or nature of the proposed activity.

280-16-6.7.2.4.10.1 A description of the exact nature of the proposed use, including but not limited to the type of use, square footage involved, hours of operation, types and amount of any pollutants to be generated, and types and amount of traffic expected to be generated.

280-16-6.7.2.4.10.2 A scale drawing, including existing and proposed buildings, important natural features, driveways, parking areas, pedestrian ways, streets and other rights-of-way, and location of signs and outdoor lighting.

280-16-6.7.2.4.10.3 The Planning Board may also request, at the initial consideration of the application, that additional information be provided to allow it to determine compliance with the standards of approval. The burden of providing the information upon which the Planning Board will base its findings and decision shall be the applicant's. The applicant may submit additional information, including narrative materials which demonstrate how the application complies with the standards of approval of §§ **280-13-5** and **280-16-7**.

280-16-6.8 Fees.

280-16-6.8.1 Each application requires the payment of a nonrefundable application fee. These fees vary based on the type of application. They are itemized in the chart included at the end of this chapter.

280-16-6.8.2 Review and construction compliance fees. The City may use contracted staff including but not limited to an architect, landscape architect, engineer, attorney, or other outside consultants to review aspects of a site plan proposal that are outside the expertise of City staff. The cost of this outside review shall be borne by the applicant. To cover the cost of this outside review and of the City Engineer's review time, an applicant shall deposit a review fee with the Planning Department at the time of the submission of an application. The Planning Department shall maintain a project account for each application showing the amounts of the deposits and the charges incurred for review of the application. The initial deposit for an application is shown on the chart. If the amount initially deposited in the project account is drawn down by seventy-five percent (75%) or more, the Planning Department shall notify the applicant and require that an additional amount equal to fifty percent (50%) of the initial deposit be submitted. The Planning Department shall continue to notify the applicant and require additional deposits as needed. The applicant shall also be required to post additional amounts, also itemized in the chart, to cover the cost of construction compliance review. No certificates of occupancy are to be issued until all outstanding fees have been paid. Any balance in the account remaining after a final decision on the application shall be returned to the applicant. Payment of this fee may not be waived. Payment of the fees shall be deemed a cost of review and shall not be contingent on plan approval.

280-16-6.9 Review procedures.

280-16-6.9.1 Once an application is determined to be complete and at least fourteen (14) days prior to a regularly scheduled meeting of the reviewing committee, the Planning Director shall schedule of the application for review.

280-16-6.9.1 The Planning Director will schedule review by the Site Plan Review Committee and the Planning Board and provide appropriate notice of public hearing as required in this chapter.

280-16-6.9.2 Within sixty (60) days of any required public hearing, the Planning Board shall complete its review of and take action on the application. The Planning Board may extend this review period with the consent of the applicant.

280-16-6.9.3 The reviewing committee shall determine whether the application complies with the standards and criteria of **§ 280-16-7**. If the reviewing committee finds that the application conforms to these standards and criteria, committee members shall vote to approve the application. Approval by the reviewing committee shall require the vote of a majority of committee members. A binding vote shall include a minimum of three (3) members. The applicant may request a continuation of the reviewing committee's consideration of the application if only three (3) voting members. The applicant shall be notified in writing of the committee's action.

280-16-6.9.4 The reviewing committee may impose conditions on the approval of a site plan. Any conditions imposed by the reviewing committee shall be related directly to the approval standards and criteria.

280-16-6.10 Inspections.

280-16-6.10.1 General. The applicant shall be responsible for demonstrating that the construction of the project meets the standards of this chapter.

280-16-6.10.2 Private ways. The private way shall be inspected under the direction of a professional engineer, registered in the State of Maine. Prior to the issuance of any certificates of occupancy for lots served by a private way, the engineer shall certify to the Code Enforcement Officer that the private way has been constructed in accordance with this section.

280-16-6.11 Signing, recording, and providing copies of recorded approved plans.

280-16-6.11.1 General requirement. Upon approval by the reviewing committee, the applicant shall provide five (5) copies of the site plan which includes any required changes or conditions of approval prior to the issuance of a building permit.

280-16-6.11.2 Private ways. The original plan shall be recorded in the York County Registry of Deeds within thirty (30) days of approval by the Planning Board and prior to the issuance of building permits for any lots served by the private way. If the plan is not recorded within this period, the approval of the Planning Board shall be null and void.

§ 280-16-7. Approval criteria and standards.

The following criteria shall be used by the Site Plan Review Committee and the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Site Plan Review Committee or the Planning Board determines that the applicant has failed to meet one (1) or more of these standards. In all instances, the burden of proof shall be on the applicant, and such burden of proof shall include the production of evidence sufficient to warrant a finding that all applicable criteria have been met.

280-16-7.1 Utilization of the site. The plan for the development shall reflect the natural capabilities of the site to support development. Buildings, lots, and support facilities shall be clustered in those portions of the site that have the most suitable conditions for development. Environmentally sensitive areas, such as wetlands, steep slopes, floodplains and unique natural features, shall be maintained and preserved to the maximum extent. Natural drainage areas shall be preserved to the maximum extent.

280-16-7.2 Access to the site. Vehicular access to the site shall be on roads which have adequate capacity to accommodate the additional traffic generated by the development. For developments which generate one-hundred (100) or more peak-hour trips based on the latest edition of the Trip Generation Manual of the Institute of Traffic Engineers, intersections on major access routes to the site within one (1) mile of any entrance road which are functioning at a Level of Service of C or better prior to the development shall function at a minimum of Level of Service C after development. If any intersection is functioning at a Level of Service D or lower prior to the development, the project shall not reduce the current level of service. The Planning Board or Site Plan Review Committee may approve a development not meeting this requirement if the applicant demonstrates that:

280-16-7.2.1 A public agency has committed funds to construct the improvements necessary to bring the level of access to this standard; or

280-16-7.2.2 The applicant shall assume financial responsibility for the improvements necessary to bring the level of service to this standard and shall assure the completion of the improvements with a financial guaranty acceptable to the City.

280-16-7.3 Access into the site. Vehicular access into the development shall provide for safe and convenient access.

280-16-7.3.1 Any exit driveway or proposed street shall be designed so as to provide minimum sight distance to meet the Maine Department of Transportation standards.

280-16-7.3.2 Points of access shall be located to avoid hazardous conflicts with existing turning movements and traffic flows.

280-16-7.3.3 The grade of any proposed drive or street shall be not more than three percent (3%) for a minimum of two (2) car lengths or forty (40) feet from the intersection.

280-16-7.3.4 The intersection of any access drive or proposed street shall function at a Level of Service C following development if the project will generate one-thousand (1,000) or more vehicle trips per twenty-four (24)-hour period or at a level which shall allow safe access into and out of the project if fewer than one-thousand (1,000) trips are generated.

280-16-7.4 Internal vehicular circulation. The layout of the site shall provide for the safe movement of passenger, service and emergency vehicles through the site.

280-16-7.4.1 Nonresidential projects shall provide a clear route for delivery vehicles with appropriate geometric design to allow turning and backing for a minimum of WB-50 vehicles.

280-16-7.4.2 Clear routes of access shall be provided and maintained for emergency vehicles to and around all buildings and will be posted with appropriate signage marked fire lane - no parking.

280-16-7.4.3 The layout and design of parking areas shall provide for safe and convenient circulation of vehicles throughout the lot and will prohibit vehicles from backing out onto a street.

280-16-7.4.4 All roadways shall be designed to harmonize with the topographic and natural features of the site. The road network shall provide for vehicular and pedestrian safety, all-season emergency access, snow storage, and delivery and collection services.

280-16-7.5 Pedestrian circulation. The development plan shall provide for pedestrian circulation within the development. If the project is located in an area where sidewalks exist or are located within one-thousand (1,000) feet of the site, provisions shall be made for connection to the existing sidewalk system.

280-16-7.6 Stormwater management. Adequate provisions shall be made for the disposal of all stormwater collected from proposed streets, parking areas, roofs and other surfaces through a stormwater drainage system and maintenance plan which shall not have adverse impacts on abutting or downstream properties.

280-16-7.6.1 To the extent possible, the plan shall detain stormwater on the land at the site of development and do so through the use of the natural features of the site.

280-16-7.6.2 For major developments, stormwater runoff systems shall detain or retain water falling from the site such that the rate of flow from the site does not exceed the predevelopment rate.

280-16-7.6.3 The applicant shall demonstrate that downstream channel or system capacity is sufficient to carry the flow without adverse effects or shall be responsible for the improvements to provide the required increase in capacity.

280-16-7.6.4 All natural drainageways shall be preserved at their natural gradients and shall not be filled or converted to a closed system except as approved by the Site Plan Review Committee or Planning Board and appropriate state agencies, if required.

280-16-7.6.5 The design of stormwater drainage systems shall provide for the disposal of stormwater without damage to streets, adjacent properties, or downstream properties.

280-16-7.6.6 The design of the storm drainage systems shall be fully cognizant of upstream runoff which shall pass over or through the site to be developed.

280-16-7.6.7 The biological and chemical properties of the receiving waters shall not be degraded by the stormwater runoff from the development site. The use of oil and grease traps in manholes, the use of on-site vegetated waterways, and the reduction in use of deicing salts and fertilizers may be required, especially where the development stormwater discharges into a gravel aquifer area or other water supply source.

280-16-7.7 Erosion control.

280-16-7.7.1 For all projects, building and site designs and roadway layouts shall fit and utilize existing topography and desirable natural surroundings to the fullest extent possible. Filling, excavation and earthmoving activity shall be kept to a minimum. Parking lots on sloped areas shall be terraced to avoid undue cuts and fills and the need for retaining walls. Natural vegetation shall be preserved and protected wherever possible.

280-16-7.7.2 During construction of major developments, soil erosion and sedimentation of watercourses and water bodies shall be minimized by an active program meeting the requirements of the York County Soil and Water Conservation District's best management practices.

280-16-7.8 Water supply.

280-16-7.8.1 The development shall be provided with a system of water supply that provides each use with an adequate supply of drinking water.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-7.8.2 If the project will be served by the Water District, the applicant has secured, in writing, a statement from the Water District that the proposed water supply system conforms to its design and construction standards, will not result in an undue burden on the source or distribution system, and will be installed in a manner adequate to serve domestic water and fire protection needs.

280-16-7.9 Sewage disposal.

280-16-7.9.1 A sanitary sewer system shall be installed at the expense of the developer if the project is located within a sewer service area as defined by the Sewerage District. The Site Plan Review Committee or Planning Board may allow individual subsurface waste disposal systems to be used where service is not available.

280-16-7.9.1.1 Upstream sewage flows shall be accommodated by an adequately sized system through the proposed development for existing conditions and potential development in the upstream area or areas tributary to the proposed development.

280-16-7.9.1.2 All components of sanitary sewerage facilities that connect to the Sewerage District's system shall be designed by a professional engineer, registered in the State of Maine, and shall be tested in full compliance with the design specifications and construction practices as established by the District. The construction of sewer lines shall include the construction of laterals to the property line of each lot where individual lots are created.

280-16-7.9.1.3 All individual and community on-site systems shall be designed in full compliance with the Maine State Plumbing Code (May 1, 1995, edition), as amended. Upon the recommendation of the Local Plumbing Inspector, the Site Plan Review Committee or Planning Board may require the location of reserve areas for replacement systems.

280-16-7.9.2 If the project will be served by the Sewerage District, the applicant shall secure, in writing, a statement from the Sewerage District that the proposed sewerage system conforms to its design specifications and construction practices and that the project will not result in an undue burden on the system.

280-16-7.10 Utilities. The development shall be provided with electrical and telephone service adequate to meet the anticipated use of the project.

280-16-7.11 Natural features. The landscape shall be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil, and by retaining existing vegetation insofar as practical during construction. Extensive grading and filling shall be avoided as far as possible.

280-16-7.12 Groundwater protection. The proposed site development and use shall not adversely impact either the quality or quantity of groundwater available to abutting properties or public water supply systems.

280-16-7.13 Exterior lighting. The proposed development shall provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours. All exterior lighting shall be designed and shielded to direct light downward and avoid spillage beyond the boundaries of the applicant's property.

280-16-7.14 Solid and hazardous waste disposal. The proposed development shall provide for adequate disposal of solid wastes and hazardous wastes.

280-16-7.14.1 All solid waste shall be disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.

City Council Order # 16-106.04 Adopted 8-16-2016.

280-16-7.14.2 All hazardous wastes shall be disposed of at a licensed hazardous waste disposal facility, and evidence of a contractual arrangement with the facility shall be submitted.

280-16-7.15 Landscaping. The development plan shall provide for landscaping to define street edges, break up parking areas, soften the appearance of the development and protect abutting properties from adverse impacts of the development.

280-16-7.16 Shoreland relationship. The development shall not adversely affect the water quality or shoreline of any adjacent water body. The development shall demonstrate that the cutting or removal of vegetation along water bodies shall not increase water temperature or result in shoreline erosion or sedimentation of water bodies. The development plan shall provide for access to abutting navigable water bodies for the use of occupants of the development.

280-16-7.17 Technical and financial capacity. The applicant has demonstrated that s/he has the financial and technical capacity to carry out the project in accordance with this Code and the approved plan. In determining the applicant's technical ability, the Board shall consider the applicant's previous experience, the experience and training of the applicant's consultants and contractors, the history of performance on past applications, and the existence of violations of previous approvals involving the applicant, consultants, contractors, or other agents of the applicant. If necessary to satisfy this criteria, the Planning Board may require the applicant to retain qualified contractors and consultants to prepare plans and applications and to supervise, construct, and inspect required improvements in the proposed development.

280-16-7.18 Buffering. The development shall provide for the buffering of adjacent uses where there is a transition from one (1) type of use to another use and to screen service and storage areas. The buffer areas required by the zoning regulations shall be provided and maintained.

280-16-12.19 Airport encroachment. The development shall not encroach above the imaginary surface of the Airport as specified in Section 77.13 of Part 77 of the Federal Aviation Regulations unless such encroachment shall not have a detrimental impact on the instrument landing approach minimums currently in use or likely to be in use in the future. *[Amended 5-1-2012]*

280-16-7.20 Supplemental criteria and standards for private ways. The Planning Board shall approve the use of private ways which meet the standards of this chapter, including but not limited to those described below to provide access to and frontage for individual lots of land.

280-16-7.20.1 Each lot having access from an approved private way shall be improved with no more than one (1) dwelling unit and related accessory buildings and uses.

280-16-7.20.2 If the private way provides access to two (2) or more lots, a maintenance agreement shall be prepared. This agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair, and plowing of the private way. This agreement shall be approved by the Planning Board and shall be recorded in the York County Registry of Deeds within thirty (30) days of approval by the Planning Board.

280-16-7.20.3 Private ways shall have a minimum right-of-way width of thirty-three (33) feet and a paved apron twenty (20) feet in length commencing at the existing edge of pavement where it intersects with the private way. The paved apron shall be constructed to the following standards:

280-16-7.20.3.1 Fifteen (15) inches of base gravel, Maine Department of Transportation (MDOT) Spec. 703.06 Type D.

280-16-7.20.3.2 Three (3) inches of three-quarter (3/4)-inch crushed gravel.

280-16-7.20.3.3 Minimum of two (2) inches of paved surface or greater as specified by the Public Works Director.

280-16-7.20.3.4 Negative two percent (2%) grade from the existing edge of pavement to an appropriate drainageway but in no case less than five (5) feet from the travel surface of the public way it intersects.

280-16-7.20.3.5 The construction of private ways shall meet the following minimum standards.

	Number of Lots Served	
	One (1) to three (3)	Four (4) or more
Minimum roadway width	Sixteen (16) feet	Same as local residential streets
Minimum subbase (heavy road gravel)	Fifteen (15) inches	
Wearing surface (fine gravel)	Two (2) inches	
Maximum length	None	
Maximum grade	Eight (8)%	
Minimum grade	One-half (0.5)%	
Turnaround at dead end	Hammerhead or T subject to approval by the Fire Department	
Stormwater drainage	Approval of Director of Public Works	

280-16-7.20.3.6 Notwithstanding other provisions of the Code to the contrary, no private way shall provide access to or serve in any way to provide compliance with the requirements of the Code for more than three (3) individual lots unless construction of the way complies with the local residential street standards as set forth in **Chapter 275: Subdivision of Land**.

280-16-7.20.3.7 The land within the right-of-way of an approved private way shall not be used to meet the frontage or lot area requirements of any lot. The creation of a private way shall not reduce the frontage or lot area of an existing conforming lot below that required by the zone in which it is located nor reduce the frontage or lot area of an existing nonconforming lot.

280-16-7.21 Supplemental criteria and standards for developmental review.

280-16-7.21.1 If the average net residential density of abutting residential lots is greater than four (4) units per acre, the maximum net residential density of the subject parcel shall be the average of the abutting properties to a maximum of six (6) units per net acre, provided that the project receives site plan approval and the Planning Board finds that it conforms to the following standards:

280-16-7.21.1.1 The size of the proposed building is comparable to the size of residential structures on abutting lots; and

280-16-7.21.1.2 The building's placement on the lot with respect to front and side lot lines is similar to the pattern of existing developed lots.

280-16-7.21.2 In addition, the minimum lot size may be reduced to the average of abutting residential lots but to not less than six-thousand-five-hundred (6,500) square feet, and the minimum street frontage may be reduced to not less than sixty-five (65) feet.

§ 280-16-8. Amendments to approved plans.

Approvals under this article are dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except minor changes that do not affect approval standards, is subject to review and approval as provided herein. Minor changes that do not alter the essential nature of the proposal or affect approval criteria may be approved by the Planning Director by written endorsement of the changes on the approved plan. The procedure for obtaining review and approval of other amendments shall be determined by the Planning Director based on the classification of the amendment itself.

§ 280-16-9. Appeal of Planning Board actions.

Appeal of any actions taken by the Planning Board with respect to this article shall be to the Superior Court in accordance with the Maine Rules of Civil Procedure, Rule 80B.

§ 280-16-10. Duration of site plan approval.

Construction or occupancy if no construction is involved, shall commence within one (1) year of the approval of the site plan and a certificate of occupancy issued within three (3) years of approval. If construction or occupancy is not commenced or a certificate of occupancy issued within these limits, the site plan approval shall be null and void. The Planning Board or Site Plan Review Committee may extend these time limits upon written request of the applicant and a finding that such extension is consistent with current zoning requirements.

Article XVII. Performance Guarantees

§ 280-17-1 Types of guarantees.

280-17.1.1 With submittal of the application for final development approval, the applicant shall provide one (1) of the following performance guarantees for an amount adequate to cover the total construction costs of all required improvements, taking into account the time span of the construction schedule and the inflation rate for construction costs:

280-17.1.1.1 Either a certified check payable to the City or a savings account or certificate of deposit for the establishment of an escrow account in such form as permitted by law and approved as to form by the City Manager;

280-17.1.1.2 An irrevocable letter of credit from a financial institution establishing funding for the construction of the development, from which the City may draw if construction is inadequate, approved by the City Manager; or

280-17.1.1.3 Any other performance guarantee approved by the City Manager, provided that, in his or her opinion, such performance guarantees provide substantially similar financial protection for the City as §§ 280-17.1.1.1 or 280-17.1.1.2.

280-17.1.2 The conditions and amount of the performance guarantee shall be determined by the Planning Board with the advice of the City Engineer or Public Works Director.

§ 280-17-2 Contents of guarantee.

The performance guarantee shall contain a construction schedule, cost estimates for each major phase of construction, taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guarantee to the developer, and a date after which the applicant will be in default and the City shall have access to the funds to finish construction.

§ 280-17-3 Escrow account.

A cash contribution for the establishment of an escrow account shall be made by either a certified check made out to the City, the direct deposit, or a functional equivalent, into a savings account, or the purchase of a certificate of deposit in such form as permitted by law and approved as to form by the City Manager. For any account opened by the applicant, the consent of the City Manager shall be required for a withdrawal.

§ 280-17-4 Letter of credit.

An irrevocable letter of credit from a bank or other lending institution shall indicate that funds have been set aside for the construction of the development and may not be used for any other project or loan and may be released only upon written authorization of the City Manager.

§ 280-17-5 Duration of guarantee.

The performance guarantee shall remain in force for the entire period during which development occurs or, in the case of default, while the City pursues its remedies for default, until the guarantee is released by the City in accordance with **§ 280-17-6**. If the time frame for constructing the improvements covered by the guarantee is extended, the performance guarantee shall also be extended.

§ 280-17-6 Release of guarantee.

Prior to the release of any part of the performance guarantee, the Planning Director and City Engineer shall determine to their satisfaction that the proposed improvements meet or exceed the design and construction requirements for that portion of the development for which the release is requested.

§ 280-17-7 Default.

If, upon inspection, the City Engineer, or other engineer retained by the Director of Public Works, finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, s/he shall so report in writing to the Director of Public Works, Planning Director, City Manager, and the applicant. The City Manager shall take any steps necessary to preserve the City's rights.

§ 280-17-8 Improvements guaranteed.

Performance guarantees shall be tendered for all improvements required to meet the standards of these regulations and for construction including but not limited to streets, stormwater management facilities, public sewage collection or disposal facilities, public water systems, and erosion and sedimentation control measures.

Article IIX. Waivers

§ 280-18-1 Waiver of submission requirements authorized.

When the Planning Board makes written findings of fact that there are special circumstances relating to a particular parcel proposed to be developed, it may waive portions of the submission requirements, unless this chapter specifically prohibits waivers. For a waiver to be granted, the applicant shall demonstrate that:

280-18-1.1 The performance standards of this chapter have been or will be met;

280-18-1.2 The public health, safety, and welfare are protected; and

280-18-1.3 The waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, this chapter, or these requirements.

§ 280-18.2 Waiver of standards authorized.

When the Planning Board makes written findings of fact that, due to special circumstances of a particular property, the provision of certain required improvements is not required to provide for the public health, safety or welfare or is inappropriate because of inadequate or lacking connecting facilities adjacent to or in proximity of the proposed development, the Planning Board may waive the requirement for such improvements, subject to appropriate conditions, provided that:

280-18.2.1 The waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, this chapter, or these regulations; and

280-18.2.2- The performance standards of this chapter have been or will be met by the proposed development.

§ 280-18.3 Conditions.

Waivers may only be granted in accordance with this subsection. When granting waivers, the Planning Board shall set conditions, as appropriate, so that the purposes of these regulations are met.

§ 280-18.4 Waivers to be shown on final plan.

When the Planning Board grants a waiver to any of the improvements required by these regulations, the final plan, provided to the Planning Department, shall indicate the waivers granted and the date on which they were granted.