

§ 280-11-6 **Urban Zone (U)**.

- A. 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.
- B. Permitted uses. Uses, shown on the Table of Land Uses as being permitted uses shall be permitted by right in the U Zone.
- C. 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**.
- D. 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**.
- E. 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.
- F. Standards.
- (1) All land and nonresidential structures, except for single-family and two-family dwellings, and their accessory structures, shall be erected, structurally altered, enlarged, moved and used in accordance with the provisions of Article **XVI**.
 - (2) Front setback (principal and accessory buildings):
 - (a) 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.
 - (b) Where a uniform setback relationship does not exist, or abutting lots are not residentially developed, the minimum front yard setback shall be 20 feet.
 - (c) Notwithstanding § 280-11-6F(2)(b), 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:
 - [1] Does not further encroach on the setback than other portions of the existing nonconforming principal and accessory structures; and
 - [2] Is added to or enlarged in such a manner to maintain the existing relationship to the street.
 - (3) Reuse of existing residential structures. Any residential structure with at least 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:

Chapter 280-11-6: Urban Zone amended 10/2/2018 by City Council Order #18-426-01. Additions are UNDERLINED, Deletions are ~~CROSSED OUT~~.

- (a) A site plan for the reuse is approved in accordance with the provisions of Article **XVI**;
- (b) The gross floor area of the building is not increased except to provide access;
- (c) Parking is provided in accordance with the provisions of this chapter; and
- (d) Any residential dwelling unit created under this provision complies with the following minimum floor area requirements based on the type of unit:
 - [1] One-bedroom unit: not less than 535 square feet.
 - [2] Two-bedroom unit: not less than 720 square feet.
 - [3] Three-bedroom unit: not less than 920 square feet.
 - [4] Four-or-more-bedroom unit: not less than 1,120 square feet.
- (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, or exterior modification of an existing structure or site in the Sanford Downtown or Springvale Village Design District Overlay Zones, except for a single family home or demolition of an existing structure, shall conform to the design standards of § 280-15-11 and solicit review and comment by the Design Review Committee in conformance with §§ 280-16-4C and 280-16-5D prior to final review by the Planning Board, ~~or the~~ Site Plan Review Committee, Planning Director, and/or Code Enforcement Officer.
- (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:
 - (a) 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.
 - (b) Lighting. Illumination from exterior lighting shall be shielded, directed downward, and contained on the property, except as otherwise provided for in §§ 280-15-11B and 280-15-11E(8)(b), Design district standards.
 - (c) Building design.
 - [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.
 - [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 20 feet. No other parking of vehicles shall be permitted in this area.

[3] Reduced side and rear setbacks for accessory structures. The required side and rear setback of 10 feet for accessory buildings and structures may be reduced to not less than two feet subject to the following:

[a] The relationship of the structure to the side and/or rear lot line shall conform to the uniform setback relationship on abutting lots;

[b] The accessory structure shall be located at least 10 feet from any other structure on the same or an abutting lot;

[c] The owners of the abutting lots adjacent to the encroachment approve of the reduced setback in writing; and

[d] The Fire Department approves of the reduced setback in writing.

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

[1] The vehicle is parked on the same lot as the residential use;

[2] The vehicle is regularly driven by a resident of the premises; and

[3] The commercial vehicle is not over one ton in size.

(6) Performance standards. Uses within the U Zone shall conform to all applicable performance standards of this chapter, including but not limited to the following:

(a) Section 280-15-1, Groundwater protection standards.

(b) Section 280-15-2, Watershed performance standards.

(c) Section 280-15-3, Industrial performance standards.

(d) Section 280-15-7, Archaeological and historic resources.

(e) Section 280-15-10, Medical marijuana standards.

G. 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**.

H. 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.

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- I. 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.