

Draft new FBCVD language of §181-7.1 as of 5/17/2022

To save paper I am only included the following sections of §181-7.1 today

- B.7 General Standards
- C Dimensional Standards
- D Parking Standards
- E.1 Standish Corner, Town Center standards

B, C, and D represent the sections with the most changes. E.1 is an example of what each street frontage type will look like.

(7) General Standards.

(a) All developments in a Form Based Code Village District, except for a new single-family dwelling located on a lot of record created prior to the district, shall include buried utilities and shall be on public water unless a waiver is granted per § 181-35.9 of this chapter.
[Amended 1-12-2016 by Order No. 109-15]

(b) Each FBCVD street frontage type has a range of activities that may trigger a supplemental Planning Board review.

(c) Building form standards:

[1] These standards are applicable to all street frontage types except residential streets and applicable to all uses except single-family homes. The Planning Board may waive elements of these building form standards provided that it finds the overall intentions of the district and street frontage type are being met.

[2] The style of a building shall be consistent throughout a single development. There are numerous 19th Century buildings in Standish that provide inspiration for the design of a building that is consistent with the Colonial New England character of the Village.

[3] Franchise architecture shall not define the style of the building. Corporate identity shall be secondary to the overall character and form of the building. A building shall not function as a sign for a particular brand.

[4] Careful attention shall be given to the total design of the building, including, but not limited to, pitched roofs, eaves, dormers, cornices, trim, materials, proportion, massing and the rhythm of architectural features such as windows, doors and columns.

(d) Window and door to facade ratios:

- [1] Standish Corner District: Blank lengths of wall exceeding 20 linear feet are prohibited on all RBLs. Walls along RBLs shall have windows or doors spaced no more than 20 feet apart. Building facades may include jogs of up to 18 inches.
- [2] Sebago Lake Village District: Blank lengths of wall exceeding 25 linear feet are prohibited facing any SLVD street. Building facades may include jogs to articulate entrances, break down the form of the building or create outdoor areas for seating or the display of goods
- [3] The percentage of fenestration (windows and other openings) in a building facade shall be between 30% and 90%.

(e) Building projections:

- [1] Awnings, porches and stoops shall not project closer than five feet to a common lot line.
- [2] No part of any building, except projecting signage, overhanging eaves, balconies and awnings, shall encroach beyond the minimum required setback. An eight-foot clearance must be maintained between the ground and the bottom of the projecting encroachment. The top of projecting signage or awnings shall not be placed higher than the second-story floor.
- [3] Awnings on business and commercial buildings shall have a minimum depth of six feet. Awnings shall have no side panels or soffit and shall be rectangular in elevation and triangular in cross-section. Awnings shall not screen architectural details. Awnings shall be non-translucent and shall not be backlit. All awnings on a building shall be identical in color and form.
- [4] Porches and colonnades shall be a minimum of eight feet deep.
- [5] Columns, piers or posts supporting a porch or colonnade shall be vertically proportioned with the overall facade composition.

(f) Doors/entries:

- [1] All buildings must have a functioning entry door on facades facing the primary FBCVD street. Functioning entry doors shall be provided along façades at intervals of not greater than 50 linear feet. Entry doors shall be emphasized by detailing, massing, changes in material or other architectural method.
- [2] Loading docks, overhead doors, and other service entries are prohibited on FBCVD street facing facades. Overhead doors existing as of the effective date of this ordinance may be retained.

(g) Building walls:

- [1] Window and door openings shall not span vertically more than one story.
- [2] Window openings shall correspond to interior space and shall not span across building structure such as floor structural and mechanical thickness.
- [3] Wall materials shall be consistent horizontally (i.e., joints between different materials must be horizontal and continue around corners), except for chimneys and piers. Durable wall materials shall be used, such as brick, clapboard, wood shingles or stone. Synthetic or composite siding materials are acceptable if they are substantially identical in appearance as natural materials and of equal or greater durability. Concrete block, split face block, multicolored brick, asphalt shingles, T-111 and plywood are prohibited. Metal siding is permissible only on Gateway street frontage types.
- [4] Material changes shall be made within constructional logic - as where an addition (of a different material) is built onto the original building. Consideration shall be given to the quality of the materials and design on all sides of a building with emphasis on the sides visible from streets or drives.
- [5] Facade articulations are required to reduce the apparent length, monotony and mass of larger buildings, creating the illusion of several smaller buildings with common walls and a consistent rhythm of facades. No facade shall exceed 50 feet without an interruption of the horizontal plane of the wall of a minimum of three feet.
- [6] Design elements that add depth and visual interest to a building facade such as mixing materials and colors, decorative trim and molding, cornice details, stepped facades and columns are encouraged. Decorative elements shall be consistent with the architectural character of the building and scaled appropriately.

(h) Roofs:

- [1] One-story buildings shall have a pitched roof between 6:12 and 14:12 except on Town Gateway streets, where one-story buildings with flat roofs are allowed. Pitched roofs shall be a symmetrical gable, hip, gabled hip, hipped gable, flared hipped or cross gable. Roof design shall be used as a method for breaking up the mass of the building.
- [2] Buildings over 50 feet in length with symmetrical gabled pitched roofs shall break up the roof with multiple dormers proportioned and coordinated with the overall facade design. Dormers, except for horizontally proportioned shed dormers, shall include a vertically proportioned window matching the overall building design. The window shall light a finished or unfinished habitable space.

[3] Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required. Exposed roof vents such as turbines or power roof ventilators are not permitted.

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

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

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

(i) Multi-floor buildings:

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

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

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

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

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

(j) Street walls: (stone, wrought iron, brick, wood or a combination of materials, etc.) establish a clear edge to the street where the buildings do not define outdoor space and separate the street from the private realm (parking lots, trash disposal bins, gardens, and equipment).

Street walls shall be between 20 and 40 inches in height and are permitted along the frontage and common lot lines. All street walls shall be as carefully designed as the building facade, with the finished side out (i.e., the "better" side facing the street).

(k) Windows and doors:

[1] Window glass shall be clear, with light transmission at the ground story at least 90% and at least 75% for the upper stories (modification may be made as necessary to meet any applicable building code requirements).

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

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

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

Two sets of images of example buildings

(l) Green building design standards:

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

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

(m) Parking shall be provided and located in compliance with §181-7.1 D. Any parking provided that exceeds the minimum amount required must be designed in compliance with § 181-20 (Off-street parking design), § 181-24 (Off-street parking and loading space requirements), and Chapter 140 (Fire Lanes).

(n) All development within a Form Based Code Village District creating more than 10,000 square feet of new impervious surfaces must employ low-impact development (LID) technologies such as, but not limited to, pervious concrete and bituminous concrete, porous pavers and rain gardens or best management practices (BMPs) as parcels are developed to minimize and treat stormwater runoff. Existing developed areas should be retrofitted with LID or best management practices (BMPs) as parcels are redeveloped to minimize and treat stormwater runoff in a decentralized manner. Refer to LID Guidance for Maine

Communities: Approaches for Implementation of Low Impact Development at the Local Level, prepared for the Maine Coastal Program of Maine State Planning Office and dated September 21, 2007, as may be amended from time to time, as a primary resource in addition to ongoing research and field testing of LID/BMPs for northern climates.

- (o) The siting of drive-through windows must be located behind and screened by the principal building, unless otherwise specified in the permitted use sections of each SCD FBCVD street frontage type. Location and design of the access driveway shall minimize impacts on pedestrian activity and comply with the Town of Standish Access Management Standards. Stacking of cars shall not be permitted in an access driveway, and instead the parking lot must be used for stacking. The diagrams below are representative of appropriate site design for drive-throughs that meet these standards.

Conceptual drive through layout images

C) FBCVD Dimensional Standards

(1) Lot Size

(a) Standish Corner District Minimum lot sizes:

	Town Center	Town Main	Town Avenue	Town Gateway	Town Residential
Minimum Lot Size	15,000sqft*	15,000sqft*	20,000sqft	20,000sqft	30,000sqft

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

(b) Sebago Lake Village Minimum lot sizes

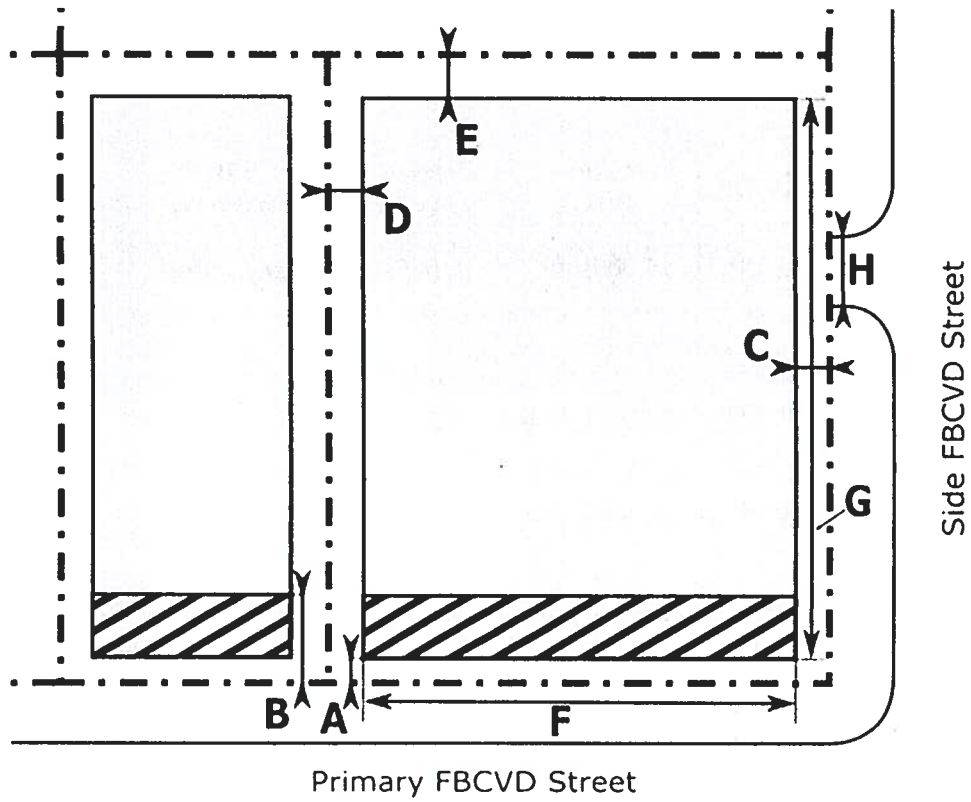
	Core	Fringe	Gateway	Residential	Res-Collector	Lake Access
Single Family Home	15,000sqft	20,000sqft	40,000sqft† (60,000sqft)	40,000sqft† (60,000sqft)	40,000sqft† (60,000sqft)	No minimum
All Other Uses (per 100 gallons daily design sewage flow)	7,000sqft*	7,000sqft*	15,000sqft* (20,000sqft)	15,000sqft* (20,000sqft)	15,000sqft* (20,000sqft)	No minimum

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

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

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

(2) Building and Parking Placement and Form



Key - - - Property Line Buildable Area Build to Zone

(a) Standish Corner District standards

	Figure Key	Town Center	Town Main	Town Avenue	Town Gateway	Town Residential
Minimum Front Setback	A	-	-	15'	50'	15'±
Maximum Front Setback*	B	10'	15'	30'	-	25'
Side Street Setback	C	-	15'	10'	15'	15'
Side Setback	D	5'	10'	10'	15'	15'
Rear Setback	E	10'	10'	10'	10'	10'
Primary BtZ Percentage	F	60%-80%	50%- 80%	50%-80%	-	-
Side BtZ Percentage	G	30% min	30% min	30% min	-	-

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

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

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

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

D) FBCVD Parking Standards

(1) Standish Corner Parking Standards

(a) Required spaces:

- | | |
|------------------------------|------------------------------|
| [1] Residential uses: | 1 per unit (.5 per studio) |
| [2] Non-residential uses | |
| [a] Ground Floor <3,000sqft: | 1 per 200sqft of floor space |
| [b] Ground Floor >3,000sqft: | 1 per 400sqft of floor space |
| [c] Upper Floor: | 1 per 600sqft of floor space |

(b) In the Center, Main, and Avenue street frontages, fifty percent of the parking requirement may be provided off site within 1,300 feet with approval of the Planning Board. Off site parking must have evidence of perpetual right of owner, his/her/its successors, and assigns to use off-site parking by instrument recorded at Registry of Deeds.

(c) In the Center, Main, and Avenue street frontages fifty percent of on site parking may utilize compact parking space dimensions.

(2) Sebago Lake Village Parking Standards

(a) Required spaces:

- | | |
|------------------------------|------------------------------|
| [1] Residential uses: | 1 per unit (.5 per studio) |
| [2] Non-residential | |
| [a] Ground floor <3,000sqft: | 1 per 200sqft of floor space |
| [b] Ground floor >3,000sqft: | 1 per 400sqft of floor space |
| [c] Upper floor | 1 per 600sqft of floor space |

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

(c) In the Core, Fringe, and Gateway street frontages fifty percent of on site parking may utilize compact parking space dimensions.

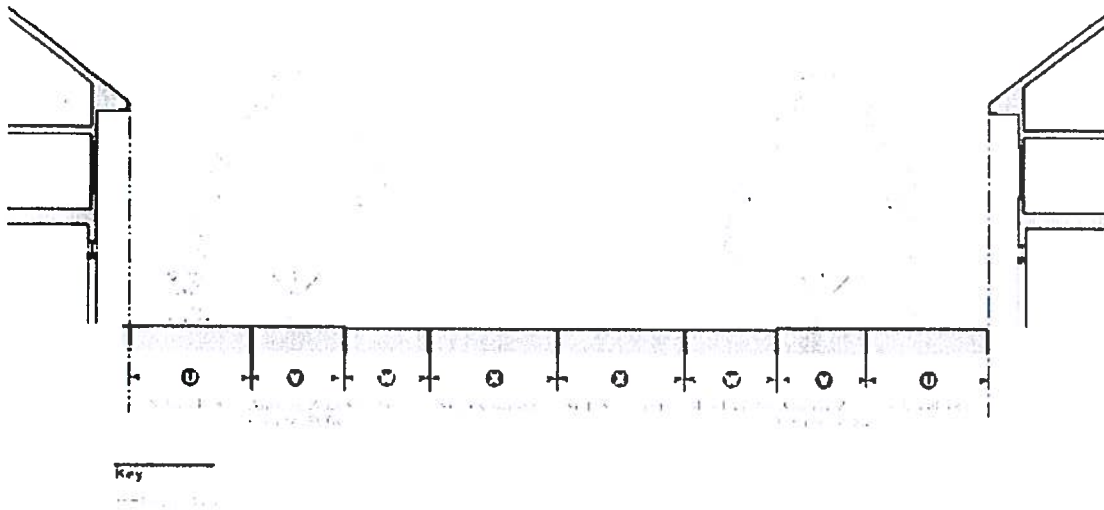
E) Standish Corner District Standards.

(1) Town Center (TC) standards.

- (a) For structures or additions to structures created after June 7, 2011, residential uses are prohibited on the ground floor.
- (b) Maximum building floor area: none
- (c) Parking drives must be a minimum of 16 feet in width or as required by the Standish Fire Department. Shared drives are encouraged between adjacent lots to minimize curb cuts. On corner lots, parking drive shall not be located on the primary SCD street unless shared with a non-corner lot.
- (d) SCD street space standards (TC)

Location (width distances)

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



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

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

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

- [1] Proposed or existing buildings not meeting minimum RBZ SCD street frontage requirement
- [2] Proposed projects not utilizing TC required parking spaces
- [3] Proposed buildings more than 50 feet along RBZ SCD street frontage
- [4] Proposed lot less than 20,000 square feet but greater than or equal to 15,000 square feet
- [5] Proposed building footprint over 5,000 square feet.

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

- [1] Uses not listed are not permitted. Nonconforming uses and structures existing as of the date of adoption of the Standish Corner District are subject to standards of Article V (Nonconforming Uses). When site plan review is triggered by a proposed change in use and/or structure, the use and/or structure shall comply with applicable SCD street frontage type standards to the greatest extent practicable as determined by the Planning Board.
- [2] Planning Board review is required for new construction, expansion, reconstruction and subdivision, but only Code Enforcement Officer approval is required for subsequent changes in use in existing structures that meet all of the following:
 - [a] Do not increase anticipated traffic volumes by more than 10%;
 - [b] Do not change vehicular traffic patterns;
 - [c] Do not increase parking requirements by more than 10%;
 - [d] Do not change the exterior visual appearance of buildings and continue to meet the applicable SCD street frontage type standards; and
 - [e] That are allowed uses in the applicable SCD street frontage type.
- [3] Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:
 - [a] Accessory uses and buildings.
 - [b] Agriculture.
 - [c] Dwelling, Standish Corner District, one unit.
 - [d] Dwelling, Standish Corner District, two units.

[e] Dwelling, Standish Corner District, studio.

[f] Home occupation Level 1.

[g] Home occupation Level 2.

[h] Home occupation Level 3.

[i] Home retail sales.

[j] Outdoor display and sales.

[k] Solar energy system, roof-mounted.

[l] Solar energy system, small-scale.

[m] Tradesman.

[n] Yard or garage sale.

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

[a] Art center - indoor.

[b] Art gallery/museum.

[c] Bed-and-breakfast.

[d] Business professional building.

[e] Convenience store.

[f] Day care, provided that the use is in a lawfully existing structure that has existed since at least June 7, 2011.

[g] Dwelling, Standish Corner District, multiple-family.

[h] Inns.

[i] Mechanical Repair Garage

[j] Motor Vehicle Sales

[k] Municipal uses.

[l] Public utility.

[m] Restaurant (includes outdoor dining).

[n] Retail businesses.

[o] Schools.

(h) SCD streetscape standards (TC).

[1] Sidewalks and curbs:

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

[b] Vertical granite curbing.

[2] Lighting:

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

[b] Full cutoff fixtures required.

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

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

[4] Signage:

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

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

[c] Projecting: minimum eight-foot clearance; maximum six square feet.

[d] Sandwich boards: four square feet maximum.

[e] No signs permitted above second-story floor, including signs in windows.

[f] Sandwich boards permitted during hours of operation; may not impede pedestrian movement.

[g] Only externally lit signs are permitted with the use of light-emitting diodes (LEDs) encouraged.

[h] Cutoff light fixtures required.

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

[j] Wood, composite, or metal materials only.

[k] Neon signs not permitted.

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