

ORDER

STANDISH TOWN COUNCIL

DATE: July 12, 2016
ORDER NUMBER: 85-16

Submitted by: Blanck

TITLE: AMENDMENT TO STANDISH TOWN CODE, CHAPTER 181, LAND USE, MULTIPLE SECTIONS REGARDING "DEFINE GROUND FLOOR AND ELIMINATE MIXED USE REQUIREMENT FOR EXISTING STRUCTURES ON GROUND FLOOR".

The Town of Standish hereby ordains the following amendments to the Land Use Ordinance, effective immediately upon adoption. The Land Use Ordinance of the Town of Standish shall be amended as follows (additions are underlined and deletions are ~~struck out~~):

Amend § 181-7.1, regarding Form Based Code Village Districts (FBCVD)s, as set forth below:

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

...

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

...

GARDEN WALL — A wall (such as masonry, decorative wood or metal) defining a required build-to-line, property line or delineating a private area.

GROUND FLOOR — The first floor of a building other than a cellar or basement and that is most level with the ground as viewed from the public street.

INFILL DEVELOPMENT — A project within the existing FBCVD street building fabric.

...

B. Administrative provisions

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C. Standish Corner District Standards.

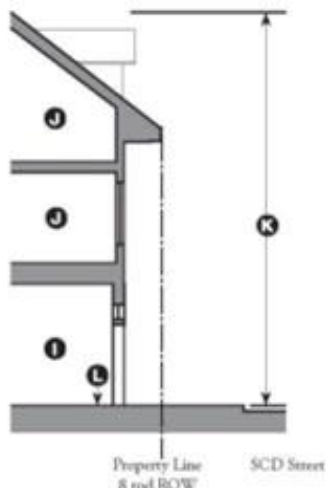
(1) Town Center (TC) standards.

...

(a) Lot size (TC).

...

(b) ***Required build-to-zone (distance from property line)***



...

(c) Mix use (TC) For structures or additions to structures created after 6/7/2011 only:

Ground floor Residential uses are prohibited.

1

Upper floor(s) Residential and other permitted uses

2

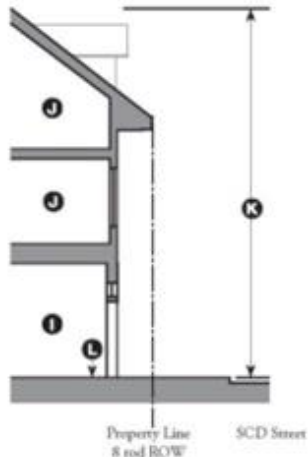
...

(2) Town Main (TM) standards.

(a) Lot size (TM).

...

(b) Building placement (TM).



...

(c) Mix use (TM). For structures or additions to structures created after 6/7/2011 only:

Ground floor Residential uses are prohibited

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Upper floor(s) Residential and other permitted uses

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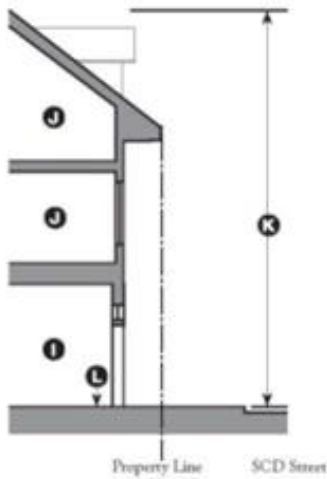
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(3) Town Avenue (TA) standards.

(a) Lot size (TA).

...

(b) Building placement (TA).



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(c) Mix use (TA). For structures or additions to structures created after 6/7/2011 only:

Ground floor Residential uses are prohibited.

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Upper floor(s) Residential and other permitted uses

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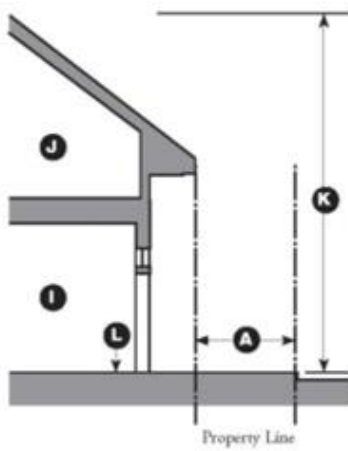
D. Sebago Lake Village District standards.

(1) SLV Core (SLVC) standards.

(a) Lot size (SLVC)

...

(b) Building placement (SLVC).



...

(c) Mix use (SLVC). For structures or additions to structures created after 8/12/2014 only:

Ground floor Residential and other permitted uses, provided that a residential use may not occupy the portion of the building facing the primary SLVD street

Upper floor(s) Residential and other permitted uses

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APPROVED _____ DISAPPROVED _____

ROLL CALL YEA NAY ABSTAIN

BLANK _____
 DELCOURT _____
 HIGGINS _____
 NESBITT _____
 POMERLEAU _____
 SARGENT _____
 SIRPIS _____

CLERK/SECRETARY _____
 COUNCIL CHAIR _____

Proposed Timeline:
 Planning Board Public Hearing: 8/1/2016
 Introduction: 7/12/2016
 First Reading: 8/9/2016
 Public Hearing: 9/13/2016