

Land Use: How the Proposed Comprehensive Plan May Affect Your Neighborhood and Town

The Planning Board may justify new land use ordinances by transforming the current 9 Zoning Districts into 7 named Town Areas contained in the proposed Comprehensive Plan. The new use of micro-apartments, form-based codes (merged land use and design), contract zoning and overlay exceptions (between the Town and developers) will allow for approval outside “traditional zoning” and may be located anywhere in Town.

The Table below shows how neighborhoods may be affected by proposed Comprehensive Plan changes.

Proposed Area	Current Zone(s)	Location	Currently Allowed	Proposed Change
1 “Low Density Area”	Farm (F)	West of Route #95 includes western Capt Thomas, Village Green, Bittersweet, Sonoma Woods, North Village Road	1 unit per 1.5 acres Contract zoning allowed for light industry only	Cluster development (minimum 5 units or lots) should be mandatory. Cluster development allows for smaller lot sizes in exchange for common land areas.
2 “Rural Residential” (not to include Highland Ave to Dixon’s Run)	Rural Residential 1 (RR1) Rural Residential 2 (RR2)	Route #1 to #95 including RR1: Chickadee, Whip-poor Will, Towhee, Partridge, Spring, Grove, Maple, Stonybrook, Woodcrest, entry to Woodland Lane and Woodland Circle RR2: Old Kings Highway, Estate, Rebecca, Brookside, Ocean Heights, Autumn River, Batcheldor	Single & two family homes, manufactured homes, multifamily, B&B’s, home offices, community & public facilities, agriculture, and low impact uses. Restricted commercial use 1.5 units per 1 acre for Water & Sewer Two thirds unit per acre for Well & Septic	Cluster development will be encouraged. An increase in density is encouraged for Water & Sewer access.

Proposed Area	Current Zone(s)	Location	Currently Allowed	Proposed Change
3 "Village Style"	Residential (R)	Summit, Russell, Windward, Vinton, Abenaki, Blue Heron, Coles, Dana, Highland Ave, South, North, Hemlock, Fox, Cedar, Chestnut, Obeds, Marginal, School, Cottage, Long Farm, Pine Hill North, Morrison, Yardham, Balsam	Single & two family homes, manufactured homes, multifamily, B&B's, home offices, community & public facilities and "similar uses" Up to 4 units per acre Water & Sewer One half unit per acre Well & Septic	Higher densities in multi-family units will be considered when the site is on public water/sewer.
4 "Downtown Village"	Downtown Business (DB) General Business 1 (GB1)	Main Street corridor Downtown Village increases area from (now) Dunelawn to southern end of Glenn Ave (proposed) and (now) Post Office to Obeds Lane (proposed)	Retail, restaurant, service, office, community, upper floor multifamily, B&B's. No new motels or hotels	Combining Districts may allow parking lots, multifamily dwellings, single & double family dwellings, day cares, Inns, and public utility facilities (not previously allowed in DB). Currently DB has no lot size minimum (GB1 10,000 sq ft); no street & shore footage limit (GB1 75 ft), setbacks 10 ft (GB1 20ft) and maximum coverage of no limit (GB1 30%).
5 "Commercial"	General Business 1 (GB1) General Business 2(GB2)	Extended Route #1 corridor: Obeds to southern Town line Glen to northern Town line	Retail, service, office, B&B's, existing motels & hotels	Combining Districts will now allow day care centers and nursing homes in Commercial District (previously only allowed in GB1). Combining Districts may allow wholesale business and motels in Commercial District (not previously allowed in GB2).

Proposed Area	Current Zone(s)	Location	Currently Allowed	Proposed Change
<p>6</p> <p>“Shore Road/ Perkins Cove”</p>	<p>Limited Business (LB)</p> <p>Residential (R)</p> <p>One Family Residence (OFR)</p>	<p>Beachmere, Oceanview, Ontio, Ledge, Israel’s Head, Rocky, Thompson, Stearns, Cherry, Frazier Pasture, Myrtle, Constance, Woodbury, Juniper</p>	<p>Retail, B&B’s, restaurants, service, office</p> <p>No new motels or hotels</p>	<p>Two family residences & B&B’s currently allowed only in LB & R may now be allowed in OFR.</p> <p>Boarding houses, offices, day care centers, retail, nursing home, Inns, restaurants & antennas allowed only in LB may now be allowed in all residential areas.</p>
<p>7</p> <p>“Shoreland Protection”</p>	<p>Shoreland General Development 1 (SG1)</p> <p>Residential (R)</p>	<p>River Road, Hoyt’s Lane, Birch, Hickory, Oak, Grasshopper, Maxwell’s, Belm, Kingfield, Riverbank, Green Needle, Ocean, Rose, Beach Plum, Bayview, Tern, Seaview, Moorview, Thither</p>	<p>Previously marked Shoreland, Stream and Resource Protection zones along the Ogunquit River, Josias River, Perkins Cove, Quarry Stream, Ocean Meadows Stream, Leavitt Stream, High Rock Stream and marshland at the upper riverside tidal area are not shown on the new Area map (although they are somewhat referenced and Shoreline restrictions apply to all 6 zones).</p> <p>These areas include North Village Road, Captain Thomas Road, Autumn River, Vintons, Jothams, Josias, Bourne and coast other than those designated in Area 7.</p>	<p>“Within these areas, the Town’s land use regulations should continue to treat this as an overlay district (<i>sic</i>) in which the uses allowed in the underlying zones are allowed subject to additional density and performance standards.” (Page 95)</p>