



The majority of the proposed amendments to the zoning ordinance are reformatting and clarification, to make the ordinance easier to use and understand. The use table is a good example and will have a significant impact on creating a user friendly ordinance.

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Town of Hampden



# 2018 Zoning Ordinance Amendments

Making Hampden's zoning user friendly and understandable.

## The Use Table: A Key Component of the Amendments

In 1964, Hampden's zoning ordinance had five zoning districts. The ordinance was organized by district, with the purpose, allowed uses, dimensional standards, and special provisions all set forth in paragraph form for each district. This is a common organizational structure for towns with a small number of districts, but with increasing complexity as more districts are added, it quickly becomes difficult to manage.

Hampden's current zoning has 15 districts, and the conversion of the text format as described in this brochure to the table format proposed in the amendments simplifies and clarifies the regulations for users.

Land & Building Services



106 Western Ave.  
 Hampden, ME 04444  
 207-862-4500  
 www.hampdenmaine.gov

# A Simpler Way to Find Out What Can Be Done With Your Property

The most significant feature you will find in the proposed ordinance amendments is a change from written text in Article 3 (District Regulations) to a table that says the same thing. This table indicates whether a use is permitted by right (P), by conditional use (C), or is not permitted (N) in each zoning district. It allows the reader to quickly see in which districts a particular use is allowed (reading across), as well as what uses are allowed in a particular district (reading down).

Given the current format of Article 3, the comparison of uses across zoning districts is challenging. While reviewing the current ordinance to create the table, inconsistencies were identified. These were corrected in the conversion to the use table. Also, clearer terms to describe the various uses were used.

The table also provides references to provisions in section 3.2 of the ordinance, which spells out standards that must be met for particular uses (noted with a blue background in the identifier column). The majority of these provisions

are found in the “special district regulations” sections of the current ordinance included for each zoning district in Article 3. In addition, it references specific sections in Article 4 (General Regulations) that apply to some uses.

Properties sometimes have more than one use, and usually one will be the dominant, or principal

use, and the other is accessory. For example, a home in a residential district with a day care run from it would be single family residential as the principal use and the day care business would be accessory. The majority of the use table deals with the principal use of a property, but includes two sections for accessory uses.

*What happened to the Village Commercial and Village Commercial 2 Districts? These two zoning districts encompass many retail businesses in the general vicinity of the intersection of Western Ave. and Main Road North, and at the intersection of Kennebec Rd. and Main Road South. As a first step in the process to plan and rezone an area for a town center, these two districts which have similar uses and regulations are replaced with a single district called Town Center. The uses and requirements in the proposed amendments are based on the least restrictive of the two existing districts. After this town-wide zoning project is completed in the summer of 2018, the intention is to revisit all of the applicable regulations for the Town Center district and the area it covers. This will be a community project with input from residents and businesses alike.*

Defined see provisions in sec. 3.2	Residential Districts				Business Districts							Industrial Districts			
	Rural	Res A	Res B	Seasonal	Rural Bus	Bus	Bus B	Town Center	Comm Service	Water-front 1	Inter-change	Ind Park	Ind	Ind 2	
<b>A - Agricultural/Recreational Uses:</b>															
✓ A-1	agriculture	P	P	P	N	N	N	N	N	N	N	N	N	N	N
✓ A-2	agric product processing when not accessory to agric use	C	N	N	N	N	N	N	N	N	N	N	N	N	N
✓ A-3	forestry	P	P	P	N	P	P	P	N	P	N	N	P	P	P
✓ A-4	commercial nursery	C	N	N	N	N	N	N	N	P	N	N	N	N	N
✓ A-5	park or playground	P	P	P	P	P	P	P	P	P	P	P	N	N	N
✓ A-6	indoor recreational facility	C	N	N	N	C	P	P	C	P	P	P	N	N	N
✓ A-7	outdoor recreation	P	N	N	N	N	C	N	C	P	S	C	N	N	N
✓ A-8	golf course	P	N	N	N	N	N	N	N	N	N	N	N	N	N
✓ A-9	campground	C	N	N	C	N	N	N	N	N	C	N	N	N	N
✓ A-10	individual private campsite	P	C	C	P	N	N	N	N	N	N	N	N	N	N
✓ A-11	water recreational facility, low intensity	P	C	C	P	N	N	N	N	P	S	P	N	N	N
✓ A-12	water recreational facility, high intensity	C	N	N	C	N	N	N	C	C	S	N	N	N	N
<b>B - Residential Uses:</b>															
✓ B-1	single family dwelling	P	P	P	P	P	P	P	P	N	N	N	N	N	N
✓ B-2	two-family dwelling	P	N	P	N	C	P	N	P	N	N	N	N	N	N
✓ B-3	multi-family dwellings	P	N	P	N	N	P	N	C	N	P	N	N	N	N
✓ B-4	lodging or rooming house	C	N	C	N	N	S	N	N	N	N	N	N	N	N
✓ B-5	cluster development (see §4.6)	P	P	P	N	N	N	N	P	N	N	N	N	N	N
✓ B-6	mobile home park (see §4.13)	C	N	C	N	N	N	N	N	N	N	N	N	N	N
<b>B-ACC - Uses Accessory to Residential Uses:</b>															
✓ B-ACC-1	home day care (see § 4.19)	P	P	P	P	P	P	P	P	P	N	N	N	N	N
✓ B-ACC-2	use of residence for business purposes, home business (see §4.10)	P	P	P	P	P	P	P	P	P	N	P	N	N	N
✓ B-ACC-3	use of residence for business purposes, customary home occupation (see §4.10)	C	C	C	C	C	C	C	C	C	N	C	N	C	N
✓ B-ACC-4	use of residence for business purposes, home based contractor (see §4.10)	C	N	N	N	C	C	C	C	C	N	C	N	C	N
✓ B-ACC-5	accessory apartment (see §4.25)	C	C	C	C	C	C	C	C	C	N	C	N	C	N
✓ B-ACC-6	animals as usual pets	P	P	P	P	P	P	P	P	P	P	P	P	P	P
✓ B-ACC-7	animals other than usual pets	P	C	C	N	C	N	N	C	C	N	C	N	C	N
<b>C - Educational Uses:</b>															
✓ C-1	daycare facility (see §4.19)	C	N	C	N	C	N	N	C	C	N	C	N	C	N
	child care center (see §4.19)	C	N	C	N	C	N	N	C	C	N	C	N	C	N

A draft of the use table.