



▶ One of the key elements of a zoning ordinance which helps a town establish growth patterns is the dimensional regulations, which set forth the size requirements for new lots as well as the required building height, setbacks, building coverage, and impervious surface coverage for new or redevelopment projects. The proposed ordinance provides all of this information in a clear and concise table.

In addition, there are numerous special circumstances that warrant modifications to the normal dimensional standards, these will now be listed in a new section following the dimensional table. For example, a small shed can be located within the normal setback, closer to the lot line.

The majority of the proposed amendments to the zoning ordinance are reformatting and clarification, to make the ordinance easier to use and understand. The dimensional table is a good example of that and will help to create a user friendly ordinance where people can find answers to their questions quickly and easily.

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- Gene Weldon, Chairman
- Jim Davitt, Secretary
- Jake Armstrong Peter Weatherbee
- Jennifer Austin Kelley Wiltbank
- Tom Dorrity

Town Council - 2018

- Ivan McPike, Mayor
- Terry McAvoy, Deputy Mayor
- Mark Cormier Stephen Wilde
- Dennis Marble Gregory Sirois
- David Ryder

Staff

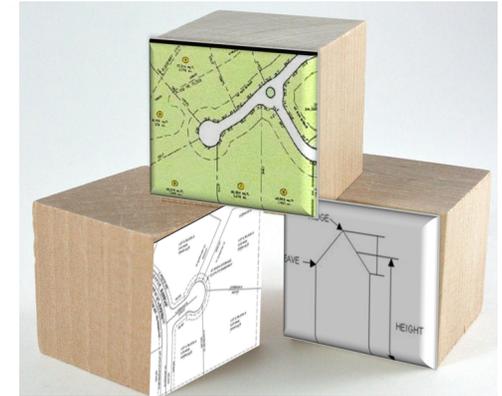
- Karen M Cullen, AICP Myles M. Block
- Town Planner Code Enforcement Officer

Land & Building Services



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Town of Hampden



▶ 2018 Zoning Ordinance Amendments

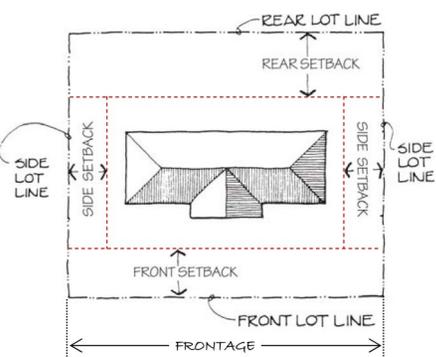
Making Hampden's zoning user friendly and understandable.

Dimensional Table:
 A Building Block of Zoning

What setbacks do I need to follow?

Answering this and other questions regarding dimensional requirements

First, what is a setback?



A setback is the yard area required to be left open between a building and the lot lines. This diagram shows a building that exceeds the setback requirements.

Note, Hampden's ordinance refers to side and rear setbacks as "other yards."

The majority of these standards remain the same as they are in the current zoning ordinance. The exceptions are impervious surface which is currently only regulated in the Industrial Park district, building heights in the three industrial districts, and the new Town Center district, which is a combination of the two Village Commercial districts. Standards for the Town Center district are more lenient than in the two Village Commercial districts, to encourage new and redevelopment in this area which is meant to become more of a gathering place for Hampden's residents and visitors.

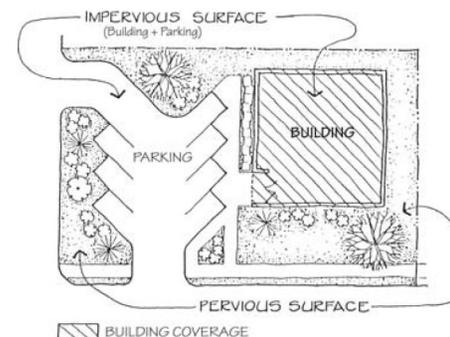
When new lots are created, they need to meet minimum size requirements to allow building on them. In the table, these are the minimum lot area and the minimum frontage (the length of the lot line at the street). When you build a house or any other type of building, you need to follow certain rules about the placement of the building on the lot, as well as how much of the land can be covered over with pavement and other impervious surfaces. In the table, these are the setbacks, building coverage, and impervious surface.

Section 3.4.1 Table of Dimensional Requirements

Zoning District	Min Lot Area	Max Gross Density (du/la)	Min Road Frontage	Min Setback, Street Yard	Min Setback, Other Yards	Max Building Coverage	Max Impervious Surface	Max Building Height	
Residential Districts	Rural	2 ac	0.50	200'	30'	30'	15%	25%	35'
	Residential A:								
	Public Sewer	18,000 sf	2.42	125'	25'	20'	20%	40%	35'
	On-site Waste Disposal	30,000 sf	1.45	150'	30'	30'	20%	40%	35'
	Residential B:								
	Public Sewer	16,500 sf	2.64	100'	25'	20'	25%	40%	35'
	On-site Waste Disposal	25,000 sf	1.74	125'	30'	30'	25%	40%	35'
Seasonal	20,000 sf	2.18	100'	25'	25'	20%	20%	35'	
Business Districts	Rural Bus	2 ac		200'	30'	30'	25%	50%	35'
	Town Center	10,000 sf	4.00	50'	0'	0'	50%	75%	35'
	Bus	12,500 sf		75'	35'	20'	20%	40%	35'
	Bus B	1 ac		100'	30'	15'	20%	40%	35'
	Comm Service	20,000 sf		100'	40'	30'	25%	50%	35'
	Waterfront 1	20,000 sf		None	10'	10'	50%	75%	35'
Interchange	1 ac		200'	30'	20'	40%	60%	50'	
Industrial Districts	Ind Park	1 ac		50'	20'	20'	30%	70%	45'
	Ind	2 ac		150'	50'	35'	25%	50%	45'
	Ind 2	None		50'	10'	10'	30%	70%	45'

What are building coverage and impervious surface, and why regulate them?

The diagram below shows what the building coverage and impervious surface areas are on a site. The more impervious surface (building plus pavement) there is on a site, the less area there is for precipitation (rain, snow, etc.) to sink into the ground, and thus the more water (called stormwater runoff) that will flow downhill, often off site to other properties or to storm drains. The more stormwater runoff there is, the greater the potential for local flooding and for pollutants to enter streams and rivers. It is important to note that stormwater entering a drain flows to a stream or river and not to a treatment plant. That's why we require many sites to provide areas to store this water and allow it to gradually sink into the ground.



In addition, regulating building coverage is a method commonly used to help influence how an area develops and thus how it looks. Think of the difference between the commercial development on Western Avenue and downtown Bangor.