Town of Hampden

Planning Board Workshop

Tuesday, July 19, 2022, 6:30 PM

Municipal Building Council Chambers

Agenda

1. Planning and Zoning Update
    a. State of Maine Legislative Update
    b. An Introduction to Form-Based Codes
2. Adjournment

Planning & Zoning Updates

July 19, 2022 – Planning Board Workshop

Bottom Line Up Front

- The Town of Hampden needs to rewrite its Zoning Ordinance because:
  - Existing ordinances are inefficient and cumbersome
  - State legislation will render existing ordinances obsolete
  - Current infrastructure is insufficient to meet Town needs
  - Current best practices will help meet community goals

Legislative and Municipal Drivers

Legislative:

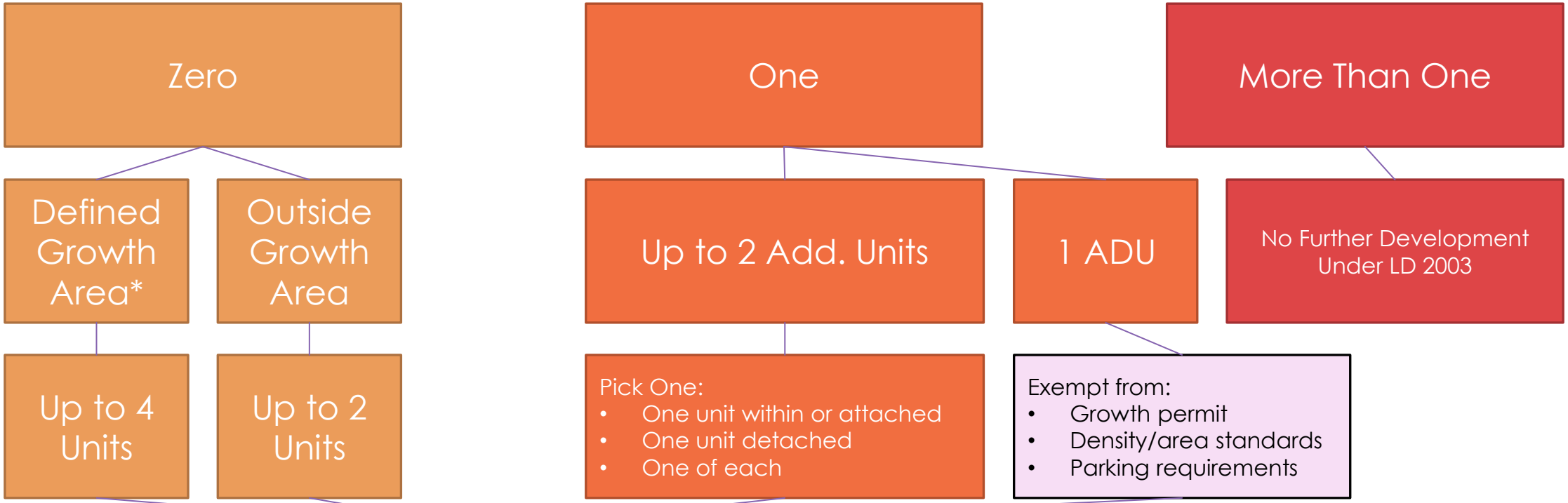
- LD 1694 – Land Bank Authority (Current)
- LD 1530 – Tiny Home Definition (Current)
- Model LID Ordinance (Sept. 2022)
- LD 2003 – Affordable Housing Bill (July 2023)
- Maine Subdivision Law Updates (TBD)

Municipal:

- Hampden Economic Assessment (2017)
- Hampden Town Center Plan (2019)
- Hampden Comprehensive Plan (Jan. 2024)
- Town Revaluation (TBD)

LD 2003 At-A-Glance

Number of units on an existing lot:



Pending private, local, or State standards:
- HOAs, deed restrictions, covenants
- Lot size, setbacks, parking, density (SF)
- Shoreland Zoning
- Subdivision Law
- Well/septic size requirements

* Defined Growth Area: Served by a public, special, or centrally-managed water/sewer system

More LD 2003 Notes:

Does

- Exempt ADUs from growth caps, density standards, and additional parking
- Allow 2, 3 or 4 units per lot depending on Growth Area/sewer/existing dwelling units.
- Provide (in Growth Areas) Affordable Housing 2.5 X base density of the zone and .66 parking requirement maximum.

Doesn't

- Prohibit all growth caps, density standards, or parking requirements.
- Allow 4 units everywhere
- Allow double dipping (2.5X density plus "up to 4")

Might

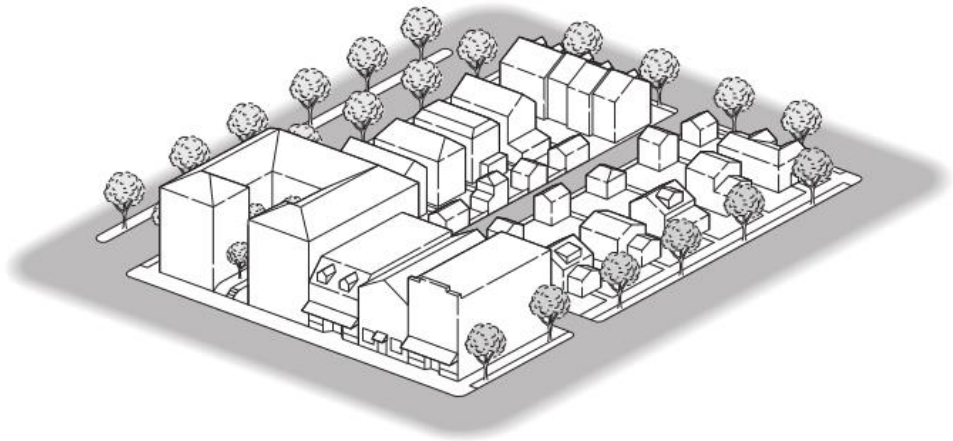
- Allow/not allow ADUs on non-conforming lots
- Affect existing illegal or legal non-conforming ADUs or 2nd units
- Prohibit density standards (§4364-A 3)

The Problem

- In order to meet LD 2003, MS4 LID, and other State requirements, a zoning update must precede completion of the Comp. Plan
  - Not doing so would render the majority of existing ordinances obsolete
  - Not doing so also would spur rapid sprawl
- Existing infrastructure is insufficient to support expected future growth and development
  - Water, sewer, stormwater, roads, sidewalks, etc.

The Solution

1. Develop a unified development code to include:
   - Zoning Ordinance
   - Stormwater/LID Ordinance
   - Town Ways Ordinance
   - Subdivision Ordinance
2. Rewrite the Zoning Ordinance into a form-based code
   - Used for incremental development
   - Manages the “look and feel” of the built environment



What is a Form-Based Code?

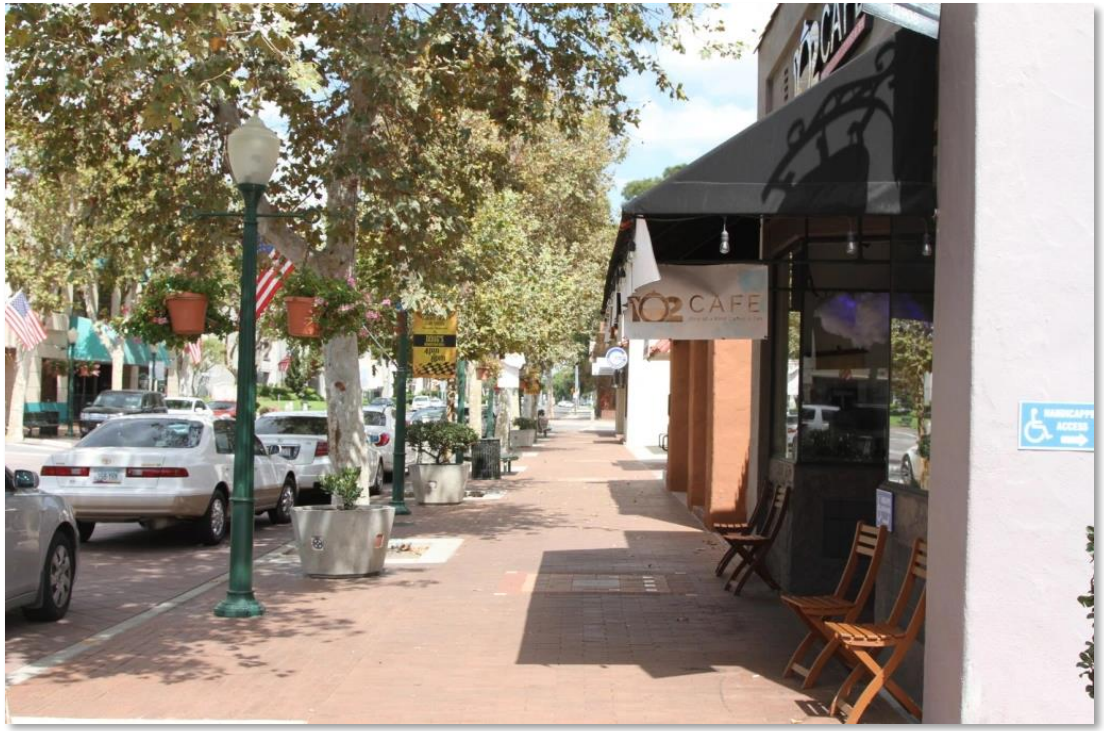
- Addresses the relationship between the building façade and the public realm
- Creates walkable, engaging public spaces
- Reduces arbitrary barriers to development (uses, lot sizes, road frontage, setbacks, etc.)
- Gives property owners and developers more freedom in use and design

- Visualizing Better Rules: https://vimeo.com/89351836

GROUND-FLOOR USE	CAFÉ ZONE	PEDESTRIAN ZONE	LANDSCAPE + FURNITURE ZONE	PARKING + PLANTER ZONE	SHARED TRAVEL ZONE
MULTI-FAMILY RESIDENTIAL	*Not Applicable* *See Appendix A.5 Private Frontage Guidelines.*	6' - 8'	6' - 8' Tree wells; Street furniture to be provided per *Section 6;* *See Section 3.5 for Street Landscape Standards.*	8' parallel	*See Section 3.3 for Street Type Standards.*
COMMERCIAL	Where Applicable; 6' - 12' *Additionally, See Appendix A.5 Private Frontage Guidelines.*	7' - 10'		16' - 18' head-in diagonal OR 8' parallel Parking Lane Planters (optional)	

Why does Hampden need it?

- Recent legislative efforts focus on addressing affordable housing supply by encouraging greater development
- Unregulated development = rapid sprawl
- Infrastructure improvements fall drastically behind private development, causing strain, bottlenecking, and overutilization
- Current ordinances and policies do not reflect the need to drastically upsize our systems to support current levels of development
- Form-Based Codes allow the infrastructure to set the pace of development, rather than having to respond after development
- Encourages incremental growth in target areas without limiting development opportunities



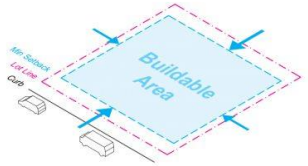
What does it look like?

Before

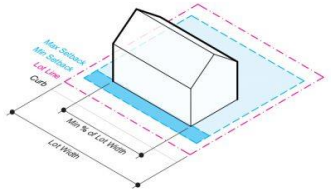
After

Expectation

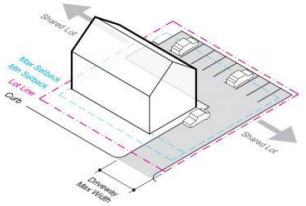
Lot Occupation Principles



1. In keeping with Littleton Common's urban pattern of small lots with buildings spaced apart, new buildings are required to be setback from the front and side lot lines.

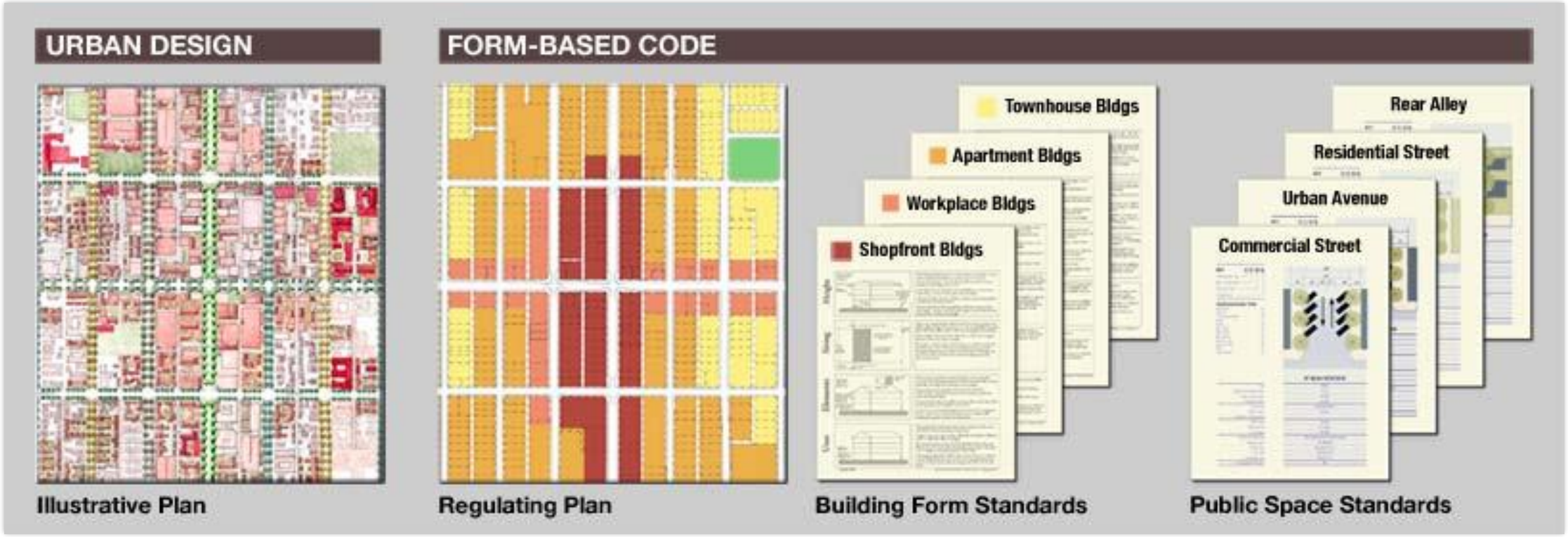


2. To ensure buildings adequately frame and engage the public realm, new buildings also have a ***maximum*** setback and their facades are required to meet a minimum percentage of their front lot widths (i.e., the "facade build-out").



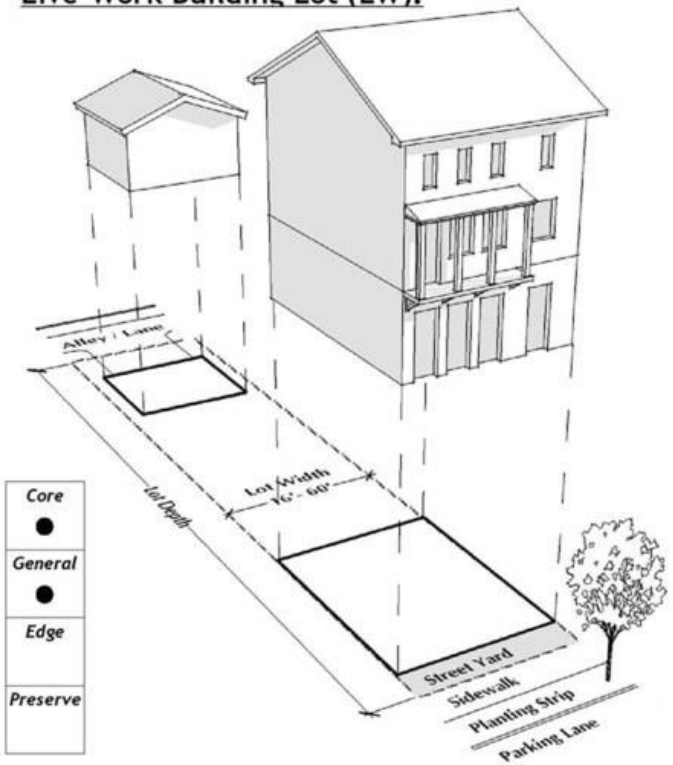
3. To ensure parking lots do not interrupt the pedestrian experience, they are required to be placed behind new buildings. Rear lots are also encouraged to interconnect with other rear lots to maximize visitor convenience.

Other Examples



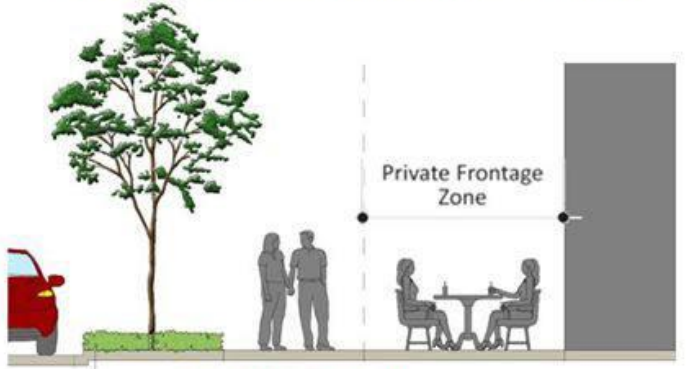
Other Examples

Live-Work Building Lot (LW):

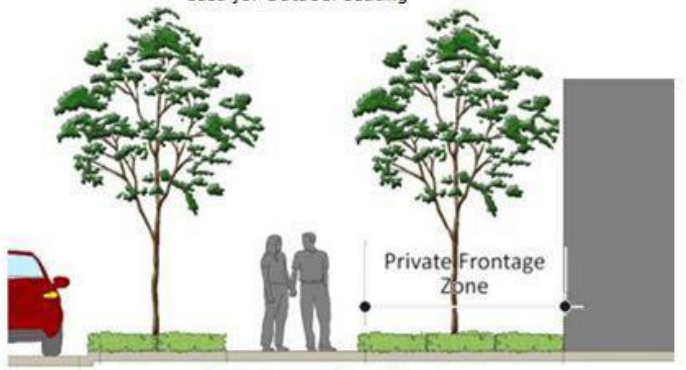


Character Examples:

Figure V - 13: Examples of Private Frontage Zone Activity

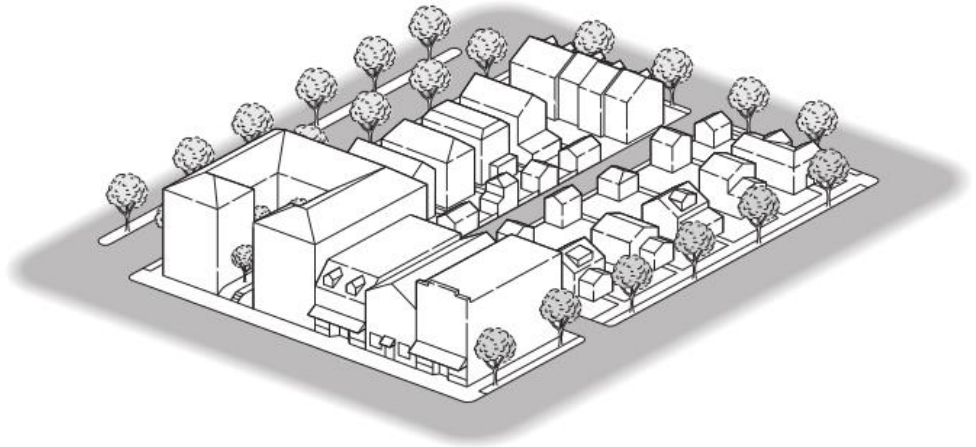


Used for Outdoor Seating



Used to Buffer Residential Uses

Other Examples



Potential Timeline

1. Complete Comprehensive Plan Vision Plan (Oct. 2022)
2. Draft Alternatives and Codes (Nov. 2022 – Feb. 2023)
    A. Parallel alternatives development with code development
    B. Build FBC based off community vision
3. Draft Comprehensive Plan (Feb. 2023)
    A. Draft FBC for review (~ Mar. 2023)
    B. Final FBC for approval (~ July 2023)
4. Final Comprehensive Plan (Aug. 2023)
5. Final Comprehensive Plan with EIS (Jan. 2024)