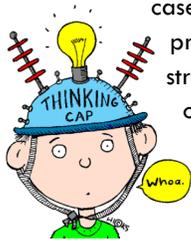


Flexibility in design standards

In 2017 an amendment was adopted to allow applicants and the Planning Board some flexibility to design standards. In some cases strict adherence to a provision can create demonstrable problems in the design of a site, and since the ordinance does not allow variances to be granted by the Board of Appeals for such issues, this flexibility provision allows an avenue for common sense to be applied.



Hampden's zoning ordinance has long had provisions for parking, loading, and signage; the original 1964 zoning included rudimentary standards for these basic elements of development. As the town has grown and the zoning became more complex, these standards were revised to include more aspects - such as sign lighting or landscaping of parking lots - and new topics were added. The current zoning addresses off-street parking, loading, drive-thru facilities, buffers, signage, and architectural design (limited to a few districts). The 2017 amendment adding waiver provisions will remain.

The proposed amendments also add provisions on outdoor lighting and stormwater management.

The majority of the proposed amendments to the zoning ordinance are reformatting and clarification, to make the ordinance easier to use and understand. Consolidating all of the standards that deal with site design (including signage) into a new section called "Design Standards" is a good example of this.

Planning Board - 2018

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Town Council - 2018

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Town of Hampden



2018 Zoning Ordinance Amendments

Making Hampden's zoning user friendly and understandable.

Design Standards
Regulations governing
site design

Design Standards

Design Standards are the requirements that ensure new developments are designed to maximize safety for vehicles and pedestrians as people access a business or development. They also include requirements to soften the visual impact of new buildings to help the overall aesthetic appeal of the area through buffers, landscaping, and lighting.

Design standards apply to all non-residential uses (commercial, industrial, etc.) as well as to multi-family housing projects.

Off-street Parking, Loading, and Drive-through facilities

These proposed amendments to the standards include the conversion of the current

written listing for the number of parking spaces to a table format. Most of these standards remain unchanged. A new provision for maximum number of spaces has been added, it is 110% of the spaces required per the table. This prevents excessive amounts of pavement.



Another new provision deals with how to determine the parking requirement for sites with multiple uses. The provisions for design and location of parking lots remain unchanged but the formatting has improved.

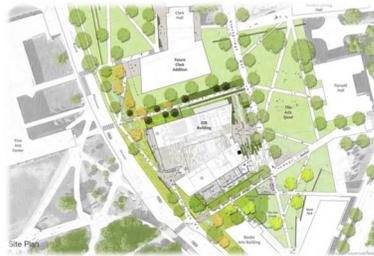
The loading provisions have been modified to allow site specific decisions on design, since there is so much variability in commercial business and industrial needs.

The drive-through provisions have been reformat- ted but remain as they were.



Buffers and Landscaping

The purpose of a buffer is to minimize nega- tive impacts that a land use may impose on neighbors. The purpose of landscaping is to minimize the visual effect of the bulk and



height of build- ings. Most of the changes to this section involve moving existing provisions from Article 3 to Sec- tion 4.7.

Lighting

This is a new section that puts in writing stand- ards for new developments to provide lighting for the site. The current ordinance includes a few minimal requirements for lighting as special requirements in various districts. The pro- posed standards, such as requiring downcast light, are common and have been required on many site plans over the years.

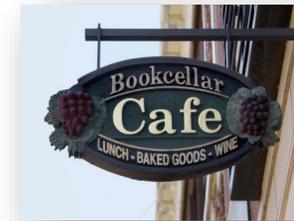
Architectural Design

These provisions only apply to the Business B and proposed Town Center districts, and are in the current ordinance. They have simply been moved to this new section.



Signs

The vast majority of the sign regulations re- main the same as in the current ordinance.



They have been moved to Section 4.7 since they are one element of site design. Minor changes have been made to address customary home

occupations and the change from the two Village Commercial districts to the Town Center district.

Stormwater Management

This is a new section which provides the authority to the Town to review storm- water management plans when reviewing site plan applications. The current ordinance includes requirements to

