

**AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JUNE 1, 2016
REGULAR MEETING – 7:00 P.M.**

NO NEW BUSINESS SHALL BE TAKEN UP AFTER 10:00 P.M.

- Item 1.** Call to Order.
- Item 2.** Pledge of Allegiance.
- Item 3.** Roll Call.
- Item 4.** General Public Comments.*
- Item 5.** Minutes: May 18, 2016 – Regular Meeting.
- Item 6.** Adjustment to the Agenda.
- Item 7.** Items to be signed: a. Treasurer’s Warrants.

***Procedure for Addressing Council** [Posted in Chambers.]

OLD BUSINESS: None at this time.

NEW BUSINESS:

Order No. 16-042. First Reading and schedule a Planning Board public hearing for an amendment to the Town of Scarborough Official Zoning Map to rezone the parcel located off of Southgate Road identified as Map U37 Lot 3A as shown on the Town Assessor’s Map from the General Business District (B3) to the Industrial District (I).

Order No. 16-043. First Reading and schedule a Planning Board public hearing for amendments to the Town of Scarborough Zoning Ordinance regarding multi-family housing allowances and standards in the Town’s Residential Districts.

- Item 8.** Non Action Items.
- Item 9.** Standing and Special Committee Reports and Liaison Reports.
- Item 10.** Town Manager Report.
- Item 11.** Council Member Comments.
- Item 12.** Adjournment.

**AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JUNE 1, 2016
REGULAR MEETING – 7:00 P.M.**

Order No. 16-042. Move approval of the first Reading and schedule a Planning Board public hearing for an amendment to the Town of Scarborough Official Zoning Map to rezone the parcel located off of Southgate Road identified as Map U37 Lot 3A as shown on the Town Assessor's Map from the General Business District (B3) to the Industrial District (I) and schedule a Town Council public hearing upon the filing of the Planning Boards recommendations.



TO: Scarborough Town Council
FROM: Karen Martin, SEDCO Executive Director
DATE: May 26, 2016
SUBJECT: Zoning Map Change

Mr. Raymond Labonte is seeking a change to the Scarborough Zoning Map which would move a property located on Southgate Road (Map/lot U037003A) from B3-General Business to I-Industrial.

The lot, which Mr. Labonte has under contract, borders the industrial zone to the South and abuts the property where Alere is located.

Mr. Labonte would like to build a single building with five units of flexible space designed for small manufacturers and other businesses needing a mix of warehouse/office style space. Each of the units would have an overhead door, an entry door, office space, restroom and warehouse space. The units would be similar to the condominiums that are across the street at 3 Southgate Road.

The types of uses that typically occupy the units at 3 Southgate would not be allowed in the B-3 zone. The demand for industrial space is high throughout the region, not just in Scarborough. And while demand is high, supply is very low.

Mr. Labonte is very familiar with the need for flex space and the types of businesses attracted to this style of industrial space. He currently runs his business out of space at 3 Southgate. Once the new building is complete, Mr. Labonte plans to move into one of the new units on his property.

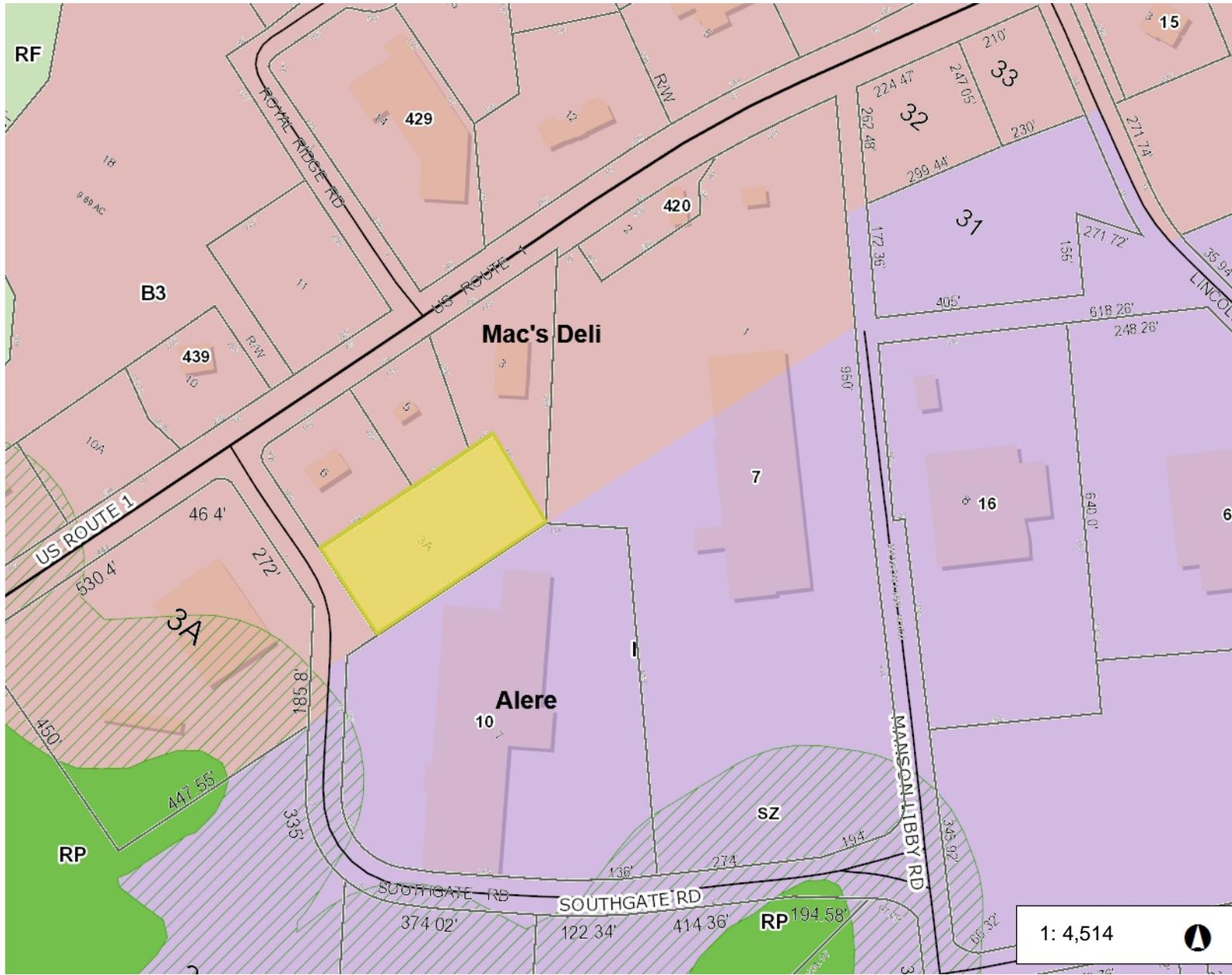
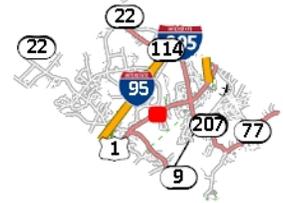
The Long Range Planning Committee reviewed the request for the zone change at their May 20th meeting. The Committee unanimously supported the project concept and the change to the zoning map.

Should the change to the zoning map be approved, this project would return to the Planning Board for site plan review.

This type of space, catering to the smaller manufacturers and businesses, would be a great addition to Scarborough and the proximity to other industrial users ensures compatibility.



Labonte Zone Change



Legend

- Address Points
- Parcels with Owner Info
- Parcels with Owner Info
- Roads
 - MTA
 - MTA
 - MDOT
 - PUBLIC
 - PENDING PUBLIC; PRIVATE; PF
 - CEMETERY; NOT YET BUILT; P.
- Industrial Overlay
- Economic Development Over
- Contract Zones
 - Contract Zone 1
 - Contract Zone 2
 - Contract Zone 3
 - Contract Zone 4
 - Contract Zone 5
 - Contract Zone 7
 - Contract Zone 8
 - Contract Zone 9
 - Contract Zone 10
- Shoreland Zoning
- Stream Protection Zoning
 - Stream Protection Overlay
 - Stream Protection 2 Overlay

1: 4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Town of Scarborough, Maine

Disclaimer

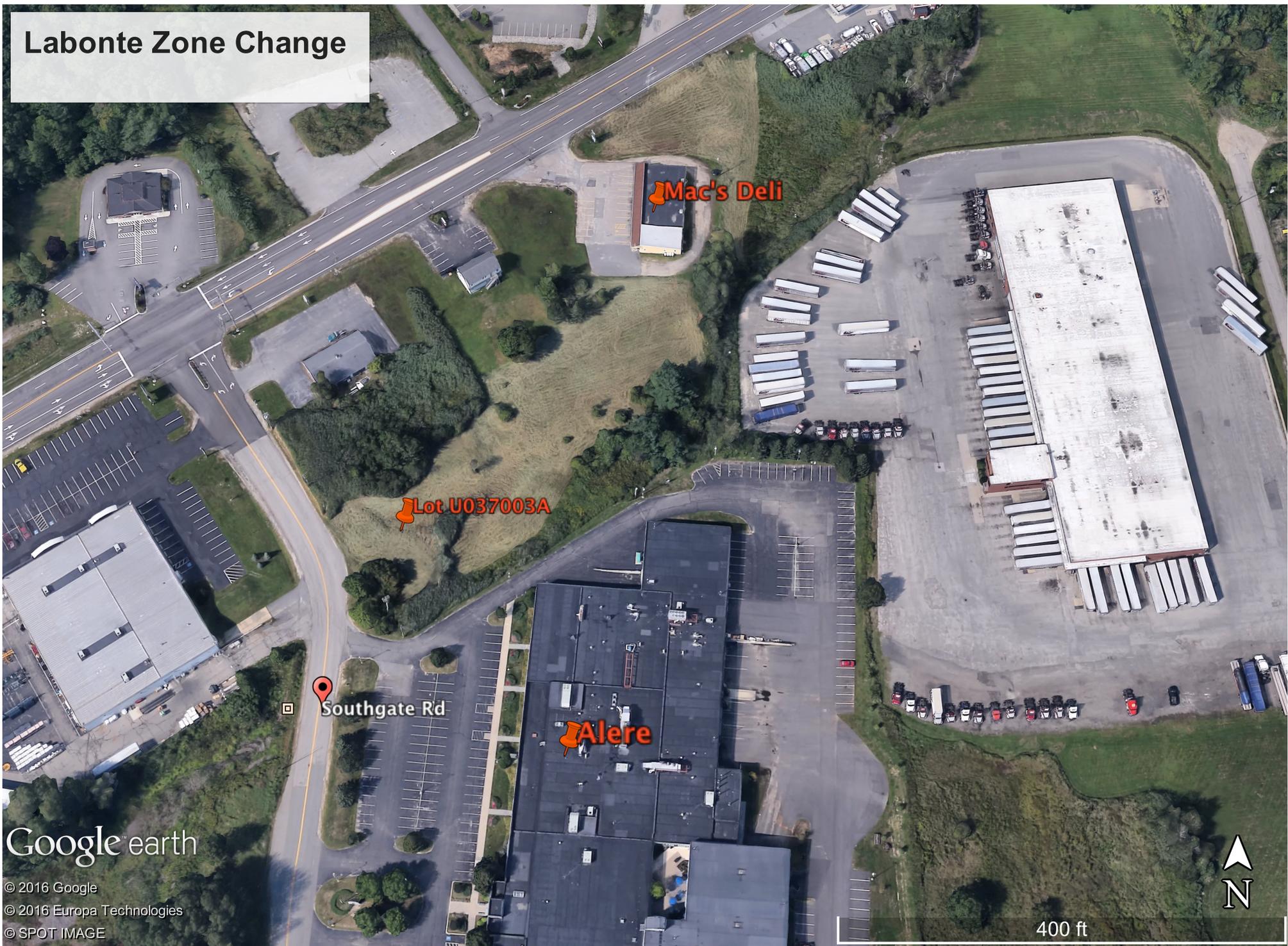
This map is a user generated static output from the Town of Scarborough internet mapping site (WebGIS) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

Map/Lot U037003A on Southgate Road

5/26/2016

Labonte Zone Change



Google earth

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© SPOT IMAGE

400 ft

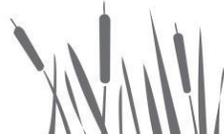


AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JUNE 1, 2016
REGULAR MEETING – 7:00 P.M.

Order No. 16-043. First Reading and schedule a Planning Board public hearing for amendments to the Town of Scarborough Zoning Ordinance regarding multi-family housing allowances and standards in the Town's Residential Districts and schedule a Town Council public hearing upon the filing of the Planning Boards recommendations.

SCARBOROUGH

MAINE



To: Town Council Members and Tom Hall, Town Manager
From: Dan Bacon, Planning Director
Subject: Zoning Amendments Regarding Multi-Family Housing in the Town's Village Residential Districts
Date: May 26, 2016

Dear Town Councilors,

As you likely recall, earlier this year you reviewed and approved a zoning amendment to enable multi-family housing (buildings with three or more dwelling units) to be regulated in our TVC District (Town and Village Centers) by physical size (maximum building footprint, height, setbacks etc.) rather than number of dwelling units. This was prepared for you by the Long Range Planning Committee and was intended to enable more flexibility around the number and size of individual dwelling units within a multi-family building, while ensuring these buildings and their size, form and impacts remain in keeping with the zone and environment they are in. This change was in large part encouraged to enable a wider range of housing choices, price points and affordability for our residents.

Like with the TVC District amendments, the Long Range Planning Committee has crafted similar amendments that are now proposed for the Town's village residential districts. These districts include the Village Residential 2 (VR2), Village Residential 4 (VR4), and Traditional Neighborhood Development Overlay (TND) which are generally located in the vicinities of Oak Hill and Dunstan.

In these districts currently multiplex housing (3 to 8 units per building) and townhouses are already permitted, but are regulated by the number of units per building. For the same goals as the prior amendments (different unit sizes, bedroom counts, and price points), the LRPC is proposing that these village residential districts also allow multi-family housing regulated instead by size, with a maximum building footprint of 7,500 square feet per building.

In addition, these buildings would continue to be subject to all of the other existing space and bulk requirements of the zone such as height, setbacks, parking requirements, and perhaps most importantly, overall residential density. In crafting these amendments the

LRPC spent considerable time discussing building size and scale and determined that 7,500 square feet of footprint was the right size to ensure these multi-family structures would be appropriate for these developments and neighborhoods. As a reference point, two of the four buildings at the Camperdown Elm condominium development on Black Point Rd in Oak Hill are approximately 7,500 square feet in footprint (see aerial image below), so they are a good representation of what this amendment allows for. Further, the two townhouses in Dunstan Crossing are both approximately 10,000 square feet in footprint, and are therefore larger than what is proposed.

The other proposed amendments included in this Order are housekeeping clarifies in our residential zones. I look forward to reviewing this further with the Council at your First Reading. Thank you.



May 26, 2016

Proposed Amendment to the Zoning Ordinance Regarding Multi-Family Housing in the Town's Residential Zoning Districts

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendment to the Zoning Ordinance of the Town of Scarborough, Maine, be and hereby are adopted:

1. Amend SECTION XV.B. VILLAGE RESIDENTIAL 2 DISTRICT (VR2) as follows (additions are underlined; deletions are struck through):

C. PERMITTED USES

1. Single family detached dwellings exclusive of mobile homes.
2. Two-family dwellings.
3. Multiplexes (permitted with a minimum parcel size of five (5) acres).
4. Townhouses limited to no more than eight (8) dwelling units per building (permitted with a minimum parcel size of five (5) acres).
5. Multifamily dwellings limited to a maximum building footprint of 7,500 square feet (permitted with a minimum parcel size of five (5) acres).

E. SPACE AND BULK REGULATIONS

1. The following Space and Bulk Regulations are applicable to subdivisions reviewed by the Planning Board under the Scarborough Subdivision Ordinance after June 1, 2005:
 - a. Minimum lot dimensions and yard requirements:

Housing & Use Type	Lot Area (square ft.)	Lot Frontage (ft.)	Lot Width (ft.)	Front Yard (ft)	Rear & Side Yard (ft.)
single-family	5,000	<u>3040</u>	40	5	15 ¹
two-family	7,500	50	<u>6050</u>	5	15 ¹
<u>multifamily,</u> multiplex	15,000	<u>7075</u>	<u>8075</u>	5	15 ²
townhouses	15,000	<u>7075</u>	<u>8075</u>	5	15 ²
non-residential ³	15,000	<u>7075</u>	<u>8075</u>	5	15

2. Amend SECTION XV.C. VILLAGE RESIDENTIAL 4 DISTRICT (VR4) as follows (additions are underlined; deletions are struck through):

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C. PERMITTED USES

1. Single family detached dwellings, exclusive of individual mobile homes
2. Two-family dwellings
3. Multiplexes (permitted with a minimum site-parcel size of five (5) acres ~~required~~)
4. Townhouses limited to no more than eight (8) dwelling units per building (permitted with a minimum site-parcel size of five (5) acres ~~required~~)
5. Multifamily dwellings limited to a maximum building footprint of 7,500 square feet (permitted with a minimum parcel size of five (5) acres).

E. SPACE AND BULK REGULATIONS

1. The following Space and Bulk Regulations are applicable to developments reviewed by the Planning Board under the Scarborough Subdivision Ordinance:
 - a. Minimum Lot Area, Dimensions and Yard Standards

Housing & Use Type	Lot Area (square ft)	Lot Frontage (ft.)	Lot Width (ft.)	Front Yard (ft)	Rear & Side Yard (ft.)
single-family	5,000	50	50	5	15 ¹
two-family	7,500	50	50	5	15 ¹
<u>multifamily,</u> multiplex	15,000	75	75	5	15 ^{2 & 3}
townhouses	15,000	75	75	5	15 ^{2 & 3}
non-residential ⁴	15,000	75	75	5	15

3. Amend SECTION XVI.A. TRADITIONAL NEIGHBORHOOD DEVELOPMENT OPTION OVERLAY DISTRICT (TND) as follows (additions are underlined; deletions are struck through):

C. PERMITTED USES

1. Any use permitted in the R-4 Residential District.
2. There may be 1,000 sq. ft. of floor area for retail sales, community use or a combination of the two per every 50 dwelling units within the development. The retail sales establishments shall not exceed 1,000 sq. ft. per unit of occupancy and there shall be no more than 2,000 sq. ft. of retail sales in any one building.
3. The retail sales, community use or other non-residential uses allowed in the R-4 Residential District may be located in a standalone building(s) or

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as part of a mixed use building(s) that include other non-residential or residential uses.

4. Multifamily dwellings limited to a maximum building footprint of 7,500 square feet.

5. Townhouses limited to no more than eight (8) dwelling units per building.

4. Amend SECTION XV.A. RESIDENTIAL DISTRICT R-3 as follows
(additions are underlined; deletions are struck through):

B. PERMITTED USES

5. Multiplex (must be served by public sewer; minimum ~~site-parcel~~ size of five (5) acres) per Section VII.

6. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).

5. Amend SECTION XV.I. RESIDENTIAL DISTRICT R-4 as follows
(additions are underlined; deletions are struck through):

5. Multiplex (must be served by public sewer; minimum ~~site-parcel~~ size of five (5) acres) per Section VII.

6. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).

6. Amend SECTION XV.I. RESIDENTIAL DISTRICT R-4A as follows
(additions are underlined; deletions are struck through):

8. Multiplex (must be served by public sewer; minimum ~~parcel site~~ size of (5) acres) per Section VII.

9. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).