Low Impact Development (LID) Ordinance

Public Meeting
October 13, 2026



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30 Maine Municipalities Must Adopt Similar Ordinances

Bangor Region:

Bangor, Brewer, Hampden, Milford, Old Town, Orono, Veazie

Lewiston/Auburn Region:

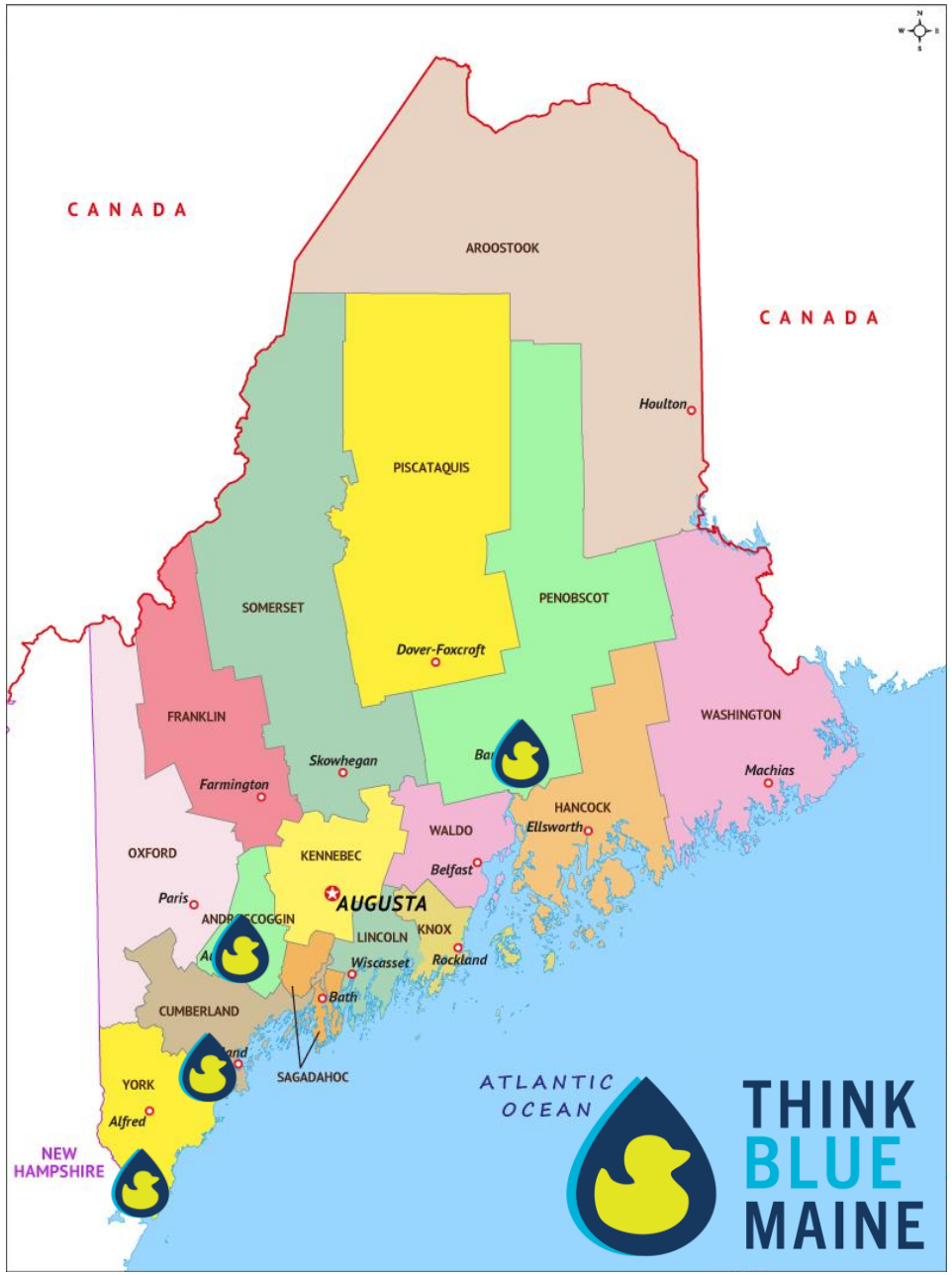
Auburn, Lewiston, Lisbon, Sabattus

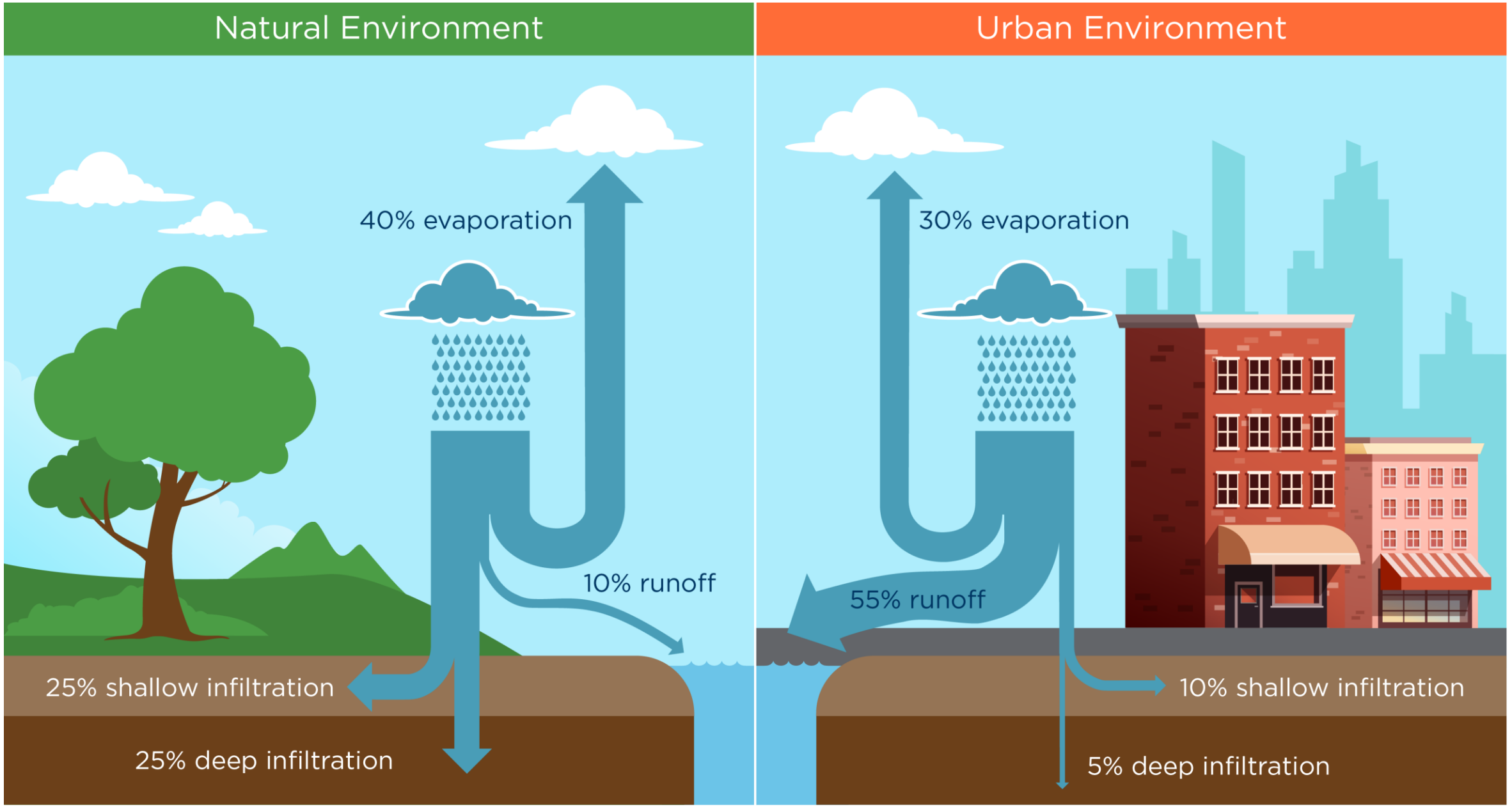
Greater Portland Region:

Biddeford, Cape Elizabeth, Cumberland, Falmouth, Freeport, Gorham, Old Orchard Beach, Portland, Saco, Scarborough, South Portland, Windham, Westbrook, Yarmouth

Southern York County:

Berwick, Eliot, Kittery, South Berwick, York




Natural Environment
40% evaporation
10% runoff
25% shallow infiltration
25% deep infiltration
Urban Environment
30% evaporation
55% runoff
10% shallow infiltration
5% deep infiltration

What is Low Impact Development?

- Preserve natural features (e.g., wetlands, buffers, drainage channels, etc.)
- Stormwater systems mimic nature:
  - Encourage water to soak into the ground
  - Soils and plants remove pollutants
  - Multiple, smaller systems instead of a single, large system
- Minimize impervious areas (rooftops, parking, roads)
- Minimize soil compaction



Required Standards

1. Minimize Site Clearing
2. Protect Natural Drainageways
3. Minimize Impervious Area
4. Minimize the Effect of Impervious Area
5. Minimize Soil Compaction
6. Stormwater Treatment and Retention
7. Prioritize Vegetated Ditches & Swales
8. Minimize Lawns & Maximize Native Buffers
9. Winter Maintenance & Snow Storage



Minimize Site Clearing

- Inventory parcel and include sensitive areas on plans, including:
  - Waterways
  - Protected natural resources
  - Natural drainageways
  - Buffers
  - Wildlife habitats
  - Vulnerable areas
  - And more…
- Require buffers around all natural resources
- Preserve vegetation – pending ordinance update



Minimize Site Clearing

- Requirements already met:
  - Show limits of disturbance on plans (Chapter 405B & 420)

- Requirements that must be incorporated:
  - Inventory sensitive areas and show on plans; provide a narrative on how they were protected
  - Mark limits of disturbance in the field



Minimize Site Clearing

Topic	Required Standard	Enhanced Standard
Applicability	Sites with ≥1 acre of disturbance	All sites subject to Site Plan or Subdivision approval
Natural resource buffer	Minimum 25 ft buffer on all natural resources, including intermittent streams	Minimum 40 ft buffer on all natural resources plus a 10 ft setback to avoid disturbance (residential permits stay at 25 ft)
Tree preservation*	None	Tree survey for trees over a set diameter; enforce planting and preservation requirements*

*Ordinance adoption pending

Protect Natural Drainageways

- Crossings for waters of the State must be sized correctly
- Maintain pre-development drainageways



Protect Natural Drainageways

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- Maintain pre-development drainageways

- Requirements that must be incorporated:
  - Preserve pre-development drainageways



Protect Natural Drainageways

Topic	Required Standard	Enhanced Standard
Applicability	Sites with ≥1 acre of disturbance	All sites subject to Site Plan or Subdivision approval
Culvert crossings	New crossings of waters of the State use StreamSmart principles	Require replacement culverts to also meet this standard; add CoastWise principles for tidal crossings

Minimize Impervious Area

- Encourage multi-story buildings and parking garages
- Stormwater treatment systems designed to infiltrate
- Minimize the width of roads, driveways, and parking lot drive aisles
- Set a parking maximums (size & number of spaces)



Minimize Impervious Area

- Requirements Already Met
  - Shared parking allowed (Chapter 405)

- Requirements that must be incorporated:
  - Set a maximum driveway width
  - Set maximum number of parking spaces



Minimize Impervious Area

Topic	Required Standard	Enhanced Standard
Applicability	Sites with ≥1 acre of disturbance	All sites subject to Site Plan or Subdivision approval
Impervious coverage (IC)	Minimize IC using listed strategies (multi-story, WQ treatment, treat at source)	Reduce IC permitted overall by requiring standard for each lot; based on watershed needs
Road width	Do not exceed local minimum widths; waivers considered	Define allowable waivers (reconcile with complete streets policy)
Dead-end street length	Optional: no longer than 1,000 ft	No new public dead-end streets allowed. No Private dead-end streets longer than 1,000 ft
Parking space size	Optional: 9 x 19 maximum	Change to 9 x 18 maximum; allow compact spaces

Minimize the Effect of Impervious Area

- Direct runoff to a vegetated area or treatment system that removes pollutants
- Require roof runoff be directed toward buffers or treatment systems designed to infiltrate

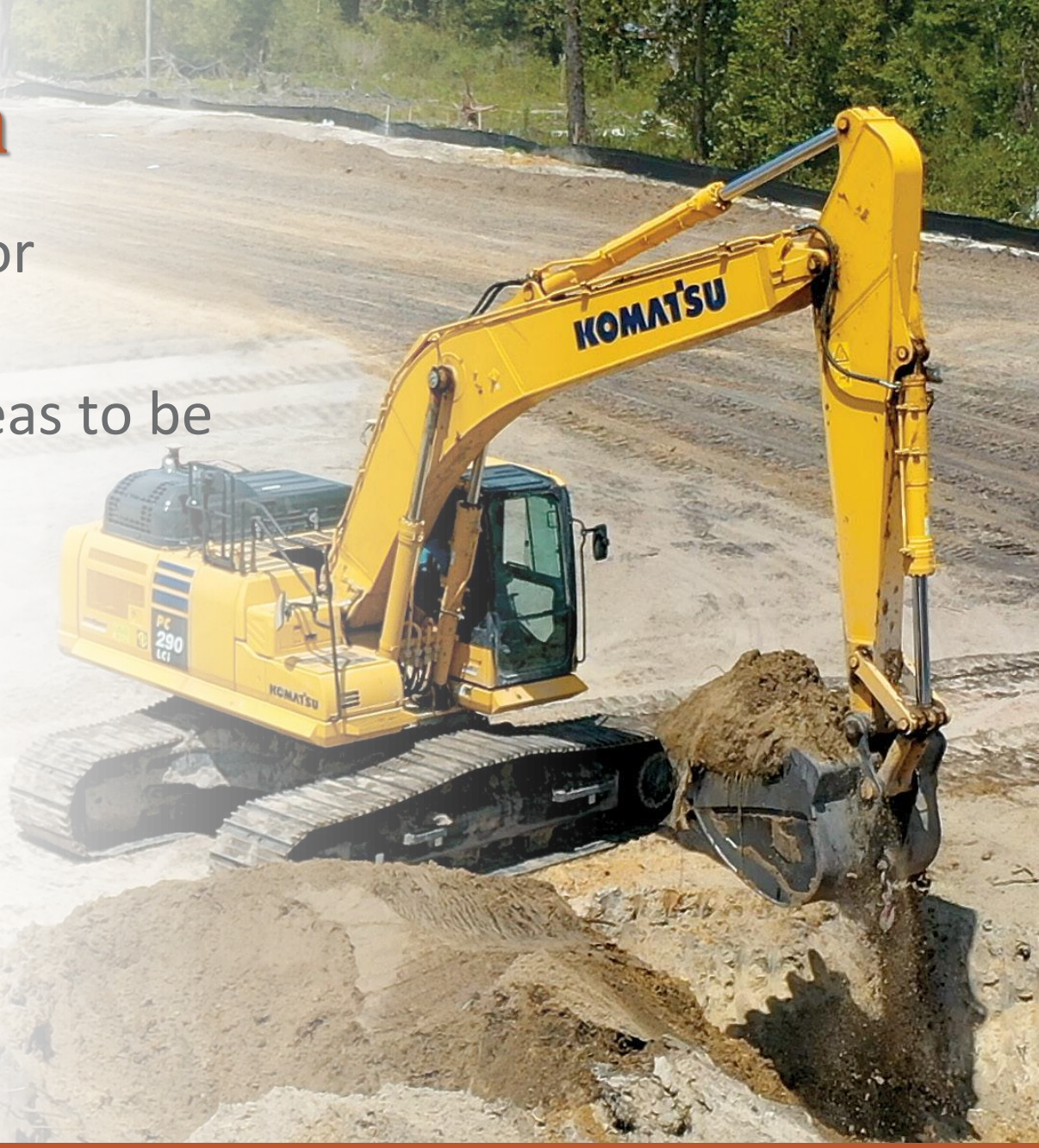


Minimize the Effect of Impervious Area

Topic	Required Standard	Enhanced Standard
Applicability	Sites with ≥1 acre of disturbance	All sites subject to Site Plan or Subdivision approval, unless otherwise noted
New development with more than 20,000 sq ft impervious	Disconnect or treat at least 95% of impervious area and 80% of developed area, unless site constraints prevent it	No relief for site constraints in Urban Impaired and Threatened Stream watersheds
Pollutant Removal	Sites with ≥1 acre of disturbance: 80% removal of total suspended solids; 60% removal of total phosphorus and total nitrogen	Meet standard for all sites in Urban Impaired and Threatened Stream watersheds
Redevelopment with more than 20,000 sq ft impervious	Disconnect or treat 30% of existing plus 100% of new impervious area, at the same pollutant removal rates above	Disconnect or treat 50% of existing plus 100% of new impervious area in Urban Impaired and Threatened Stream watersheds

Minimize Soil Compaction

- Restrict equipment to disturbed area or existing impervious area.
- After site work, require aeration of areas to be revegetated



Minimize Soil Compaction

- Restrict equipment to disturbed area or existing impervious area.
- After site work, require aeration of areas to be revegetated

- Requirements that must be incorporated:
  - Keep construction equipment within the disturbed area or existing impervious area
  - Till, aerate, or amend compacted soils before replanting



Stormwater Treatment & Retention

- Require stormwater systems to treat maximum of 1 acre of impervious area
- Systems must be designed to remove pollution (nutrients, bacteria, metals, etc.)
- Reduce use of winter salt



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- Systems must be designed to remove pollution (nutrients, bacteria, metals, etc.)
- Reduce use of winter salt

- Requirements that must be incorporated:
  - Treatment systems must account for upstream runoff
  - Manage rooftop runoff through infiltration, buffers, or reuse



Stormwater Treatment and Retention

Topic	Required Standard	Enhanced Standard
Applicability	Sites with ≥1 acre of disturbance	All sites subject to Site Plan or Subdivision approval
Treatment area size	Each water quality treatment measure sized for a maximum of 1 acre of impervious area, with an exception for institutional or commercial uses (including industrial uses)	Require maximum sizing for water quantity and quality facilities; waiver for industrial and institutional uses ≥1 acre and <3 acres.
Chloride (winter salt)	Consider chloride source control in Urban Impaired Stream watersheds	Require chloride source control in Urban Impaired and Threatened Stream watersheds

Prioritize Vegetated Ditches & Swales

- Open-channel systems to manage road runoff
- Design of all new roads must consider topography and use existing drainage swales, depressions, and storage areas



Prioritize Vegetated Ditches & Swales

- Open-channel systems to manage road runoff
- Design of all new roads must consider topography and use existing drainage swales, depressions, and storage areas

- Requirements that must be incorporated:
  - Prioritize vegetated open channels for new road runoff
  - Protect culvert transitions from erosion
  - Design new and redesigned roads around existing topography and drainage features



Minimize Lawns & Maximize Native Buffers

- Use climate-resilient native plants
- Grading and landscaping allows sheet flow to well-vegetated areas



Minimize Lawns & Maximize Native Buffers

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- Grading and landscaping allows sheet flow to well-vegetated areas

- Requirements already met:
  - Native or climate-resilient plants required (Chapter 405B)
  - Planting invasive species prohibited (Chapter 405B)



Winter Maintenance & Snow Storage

- Keep snow piles out of stormwater treatment systems
- Minimize use of winter salt



Winter Maintenance & Snow Storage

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- Minimize use of winter salt

- Requirements that must be incorporated:
  - Show snow storage on all site plans
  - Storage prohibited in stormwater treatment systems or shoreland buffers
  - Ensure treatment systems are maintained during ownership changes



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Anticipated Timeline

Goal: Ordinance Adoption July 2027

- March – December 2026:
  - Staff develop language
  - Advisory committees review/provide feedback
  - Public feedback
- January – February 2027:
  - Ordinance Committee
- March – April 2027:
  - Town Council first reading
  - Planning Board public hearing
- May – June 2027:
  - Town Council public hearing
  - Town Council second reading & vote





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