March 23, 2017

Comparison of the Existing and Possible Future

Land Use Standards for the Boothbay Village Area

The document is a simplified comparison of the portions of the Town’s current Zoning Ordinance that apply to the areas designated as Boothbay Village Center and Boothbay Village Fringe in the Comprehensive Plan and the preliminary draft of the new standards for these areas. This comparison is intended to provide a simplified way to compare the key aspects of the current requirements with the proposals being discussed by the Planning Board. For specific information or answers to questions about the current provisions you should refer to the actual Zoning Ordinance and Zoning Map. Similarly for specific information or answers to questions about the possible new standards you should refer to the drafts that are available.

The area around the Common that is proposed to be included in the new Boothbay Village Center (BVC) District (see map below) is primarily located in the current Village District. The area that is proposed to be in the new Boothbay Village Fringe (BVF) District is primarily located in two current zones. The area on the south side of Country Club Road is in the current General Residential District while the area on the north side is in the current C3 District. The map shows the areas identified in the adopted Comprehensive Plan as being included in the Boothbay Village Center (BVC) District and the Boothbay Village Fringe (BVF) District. In creating the new zoning, the Planning Board needs to be guided by the Comprehensive Plan but has some limited flexibility as to where to draw the zoning district boundaries.

Allowed Uses

The current Zoning Ordinance lists the uses allowed in each district as part of the standards and requirements for each district. The draft of the revised ordinance puts all of the possible zones into one table of allowed land uses showing all of the different uses. Most of the uses in the table come from the current ordinance. A few have been added to address omissions in the current ordinance.

The left-hand columns of the following table compare the uses currently allowed in the Village (V) District with the uses being considered to be allowed in the new Boothbay Village Center (BVC) District. The current ordinance has three sets of allowed uses for the Village District depending on what overlays apply. The uses shown in the table for the Village District is a simplified version of the current requirements. Where there are differences for the overlay districts or limitations on the use there is an asterisk for that use.

The right-hand columns of the table compare the uses currently allowed in the General Residential District and C3 District with the uses being considered to be allowed in the new Boothbay Village Fringe (BVF) District. Again the allowed uses in the current zones are simplified to show just one set of uses for each zone.

The proposed new districts are shown in the shaded columns while the existing zones are shown to either side of those columns.

The Planning Board is considering revising the review requirements for development projects. The columns for the new districts show the possible level of review for each use based on the following:

N means the use is not allowed in that zone

Y means that the use is allowed and does not need a permit

C means that the use is allowed and that it needs review and approval by the Code Enforcement Officer in accordance with Section 6

PR means that the use is allowed and that it needs review and approval. Based on the criteria set out in Section 5 and the specifics of a project, the review could be Site Plan Review, Planning Board Review, or Code Enforcement Officer Review

SD means that the use requires review and approval by the Planning Board under the standards for subdivisions

MH means the use requires review and approval by the Planning Board under the standards for mobile home parks

NA means not applicable

The current ordinance uses the following system for designating the level of review for new activities:

A means it is an allowed use

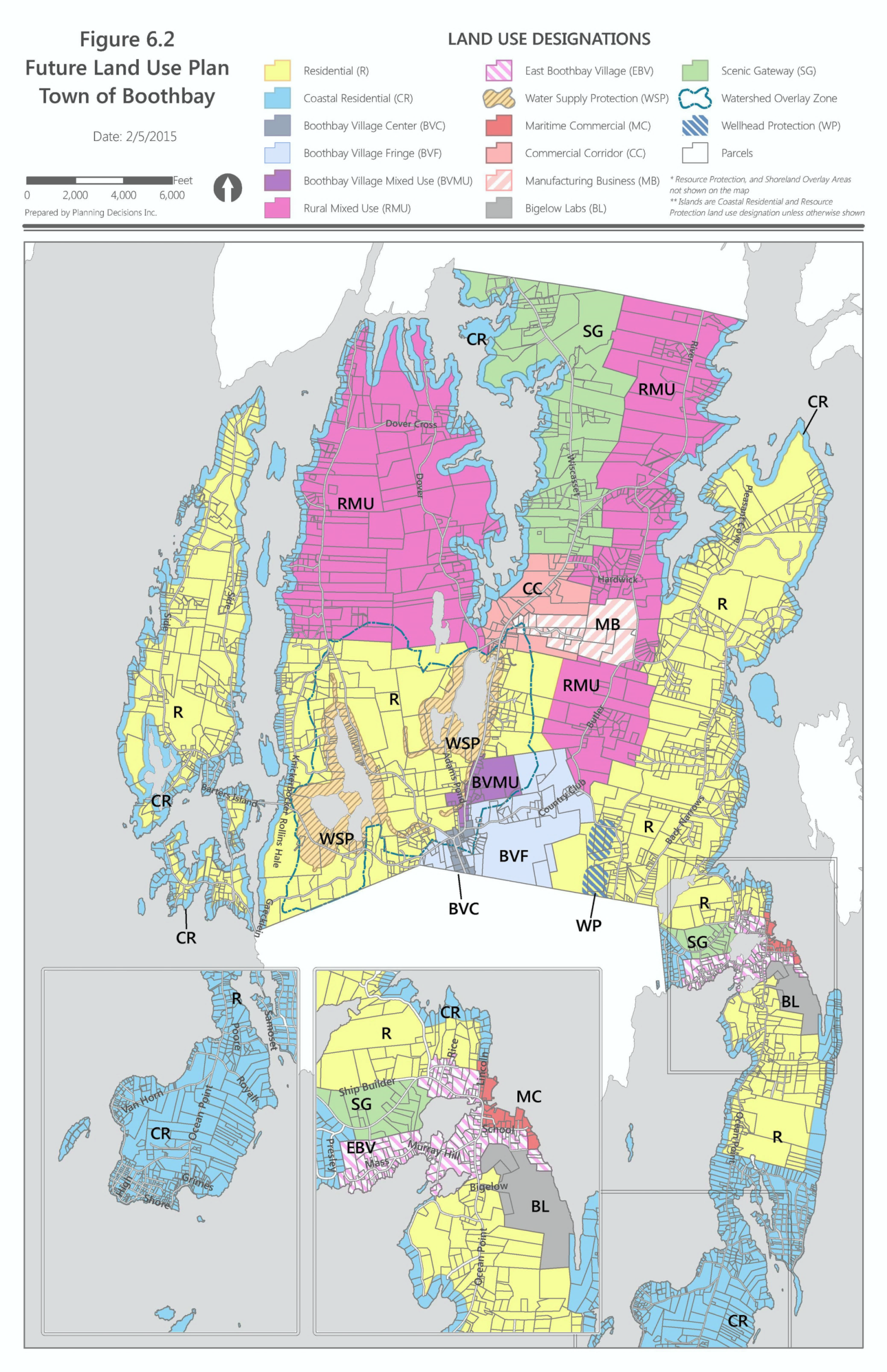
C means it is a conditional use

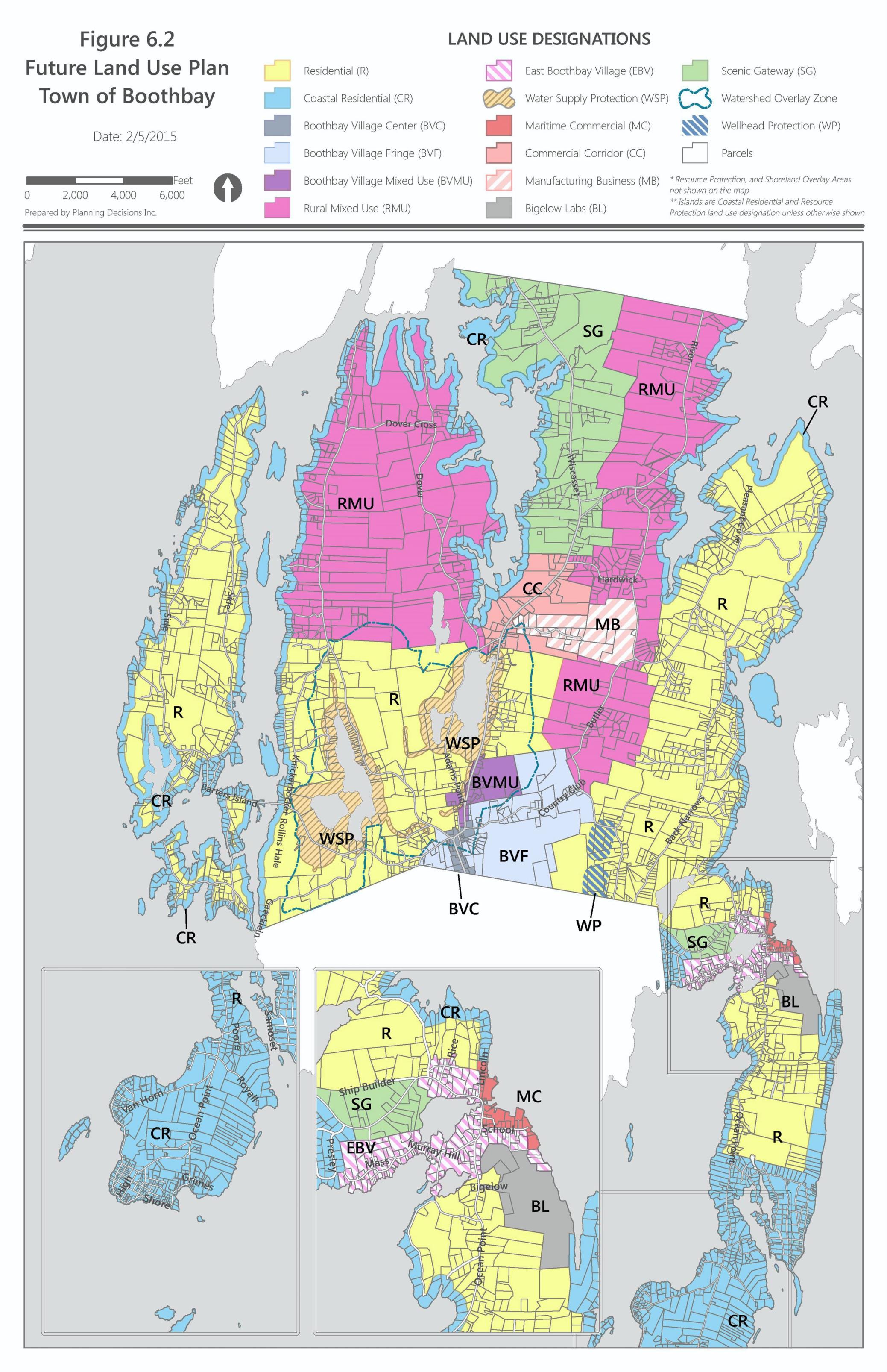
P means that it requires a permit from the CEO

PB means that it requires approval by the Planning Board

N means it is not allowed

Excerpt from the Future Land Use Plan





| **USE/ACTIVITY/**  **DISTRICT** |  | Village | **BVC** | | **BVF** | | Gen Res | | C3 |  | |  | |  | |  | |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| RURAL – RESOURCE - AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Packaging and Storage |  | N | | N | | P | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Agricultural Product Processing |  | N | | N | | P | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Agriculture/Farming |  | N | | Y | | Y | | A\* | A\* | |  | |  | |  | |  |  |  |  |  |
| Animal Breeding or Care |  | N | | N | | P | | A\* | PB\* | |  | |  | |  | |  |  |  |  |  |
| Farm Stand |  | A | | C | | C | | A | A | |  | |  | |  | |  |  |  |  |  |
| Aquaculture (Land support for) |  | PB | | N | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Commercial Fishing Activities |  | A | | N | | Y | | A\* | A\* | |  | |  | |  | |  |  |  |  |  |
| Firewood Processing |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Mineral Extraction |  | N | | N | | N | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Timber Harvesting |  | A\* | | N | | C | | A\* | A\* | |  | |  | |  | |  |  |  |  |  |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | |
| Accessory Apartment |  | P | | C | | C | | P | P | |  | |  | |  | |  |  |  |  |  |
| Congregate Housing/Assisted Living |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Dwelling, Multifamily |  | PB\* | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Dwelling, One Family |  | P | | C | | C | | P | P | |  | |  | |  | |  |  |  |  |  |
| Dwelling, Two Family |  | PB | | C | | C | | P | P | |  | |  | |  | |  |  |  |  |  |
| Dwelling, Townhouse |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Dwelling Unit in a Mixed-Use Building |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Housing for Seasonal Workers |  |  | | P | | R | |  |  | |  | |  | | New use | | | | |  |  |
| Live-Work Unit |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Lodging House |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Mobile Home Park |  | N | | N | | N | | PB\* | PB\* | |  | |  | |  | |  |  |  |  |  |
| Retirement Facility |  | N | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Short Term Rental |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Temporary Business Housing |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| COMMERCIAL USES | | | | | | | | | | | | | | | | | | | | | |
| **USE/ACTIVITY/**  **DISTRICT** |  | Village | | **BVC** | | **BVF** | | Gen Res | C3 | |  | |  | |  | |  |  |  |  |  |
| Amusement Park |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Auto, Rec. Vehicle Sales & Service |  | N | | N | | N | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Automobile Repair |  | N | | N | | N | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Automobile Service Station |  | N | | N | | N | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Bed & Breakfast |  | PB\* | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Bus Terminal |  | N | | P | | N | | N | C | |  | |  | |  | |  |  |  |  |  |
| Campground |  | N | | N | | N | | PB\* | PB\* | |  | |  | |  | |  |  |  |  |  |
| Car Wash |  | N | | N | | N | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Conference Center |  | N | | P | | P | | PB | PB\* | |  | |  | |  | |  |  |  |  |  |
| Convention Center |  | N | | N | | P | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Day Care Center |  | PB | | C | | C | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Flea Market/Tent Sale |  | N | | P | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Funeral Home |  | N | | P | | P | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Gambling |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Home Occupation |  | P | | C | | C | | P | P | |  | |  | |  | |  |  |  |  |  |
| Home Business |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Hotel/Motel |  | N | | P | | P | | C | N | |  | |  | |  | |  |  |  |  |  |
| Indoor Theater |  | PB | | P | | P | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Junkyard |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Kennel |  | N | | N | | N | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Laboratory, Research Facility |  | PB | | P | | P | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Laundromat |  | C\* | | P | | P | | C\* | C\* | |  | |  | |  | |  |  |  |  |  |
| Marina |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Maritime Activities |  | PB | | N | | N | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| **USE/ACTIVITY/**  **DISTRICT** |  | Village | | **BVC** | | **BVF** | | Gen Res | C3 | |  | |  | |  | |  |  |  |  |  |
| Medical Facilities |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Miniature Golf |  | N | | N | | N | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Neighborhood Store |  | PB | | P | | P | | PB\* | PB | |  | |  | |  | |  |  |  |  |  |
| Nursing Home – Assisted Living Facility |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Offices; Business, Professional |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Parking Facility |  | N | | P | | P | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Recreational Facility - Indoor |  | N | | P | | P | | PB | PB\* | |  | |  | |  | |  |  |  |  |  |
| Recreational Facility - Outdoor |  | N | | P | | P | | PB\* | PB\* | |  | |  | |  | |  |  |  |  |  |
| Restaurant |  | PB | | P | | P | | PB\* | PB | |  | |  | |  | |  |  |  |  |  |
| Retail Business |  | PB | | P | | P | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Retail Fuel Distributor |  | N | | N | | N | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Roadside Stand |  | PB | | C | | C | | N | P | |  | |  | |  | |  |  |  |  |  |
| Service Business |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Sex Related Business |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Shopping Center |  | N | | N | | N | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Small Engine Repair & Sales |  | PB | | N | | N | | PB\* | PB\* | |  | |  | |  | |  |  |  |  |  |
| Storage Facility |  | N | | N | | N | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Veterinary Hospital |  | C | | N | | P | | C\* | PB\* | |  | |  | |  | |  |  |  |  |  |
| INDUSTRIAL – MANUFACTURING – DISTRIBUTION USES | | | | | | | | | | | | | | | | | | | | | |
| **USE/ACTIVITY/**  **DISTRICT** |  | Village | | **BVC** | | **BVF** | | Gen Res | C3 | |  | |  | |  | |  |  |  |  |  |
| Communications Tower |  | C\* | | N | | P | | C\* | C\* | |  | |  | |  | |  |  |  |  |  |
| Manufacturing |  | N | | N | | N | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Recycling Operations |  | N | | N | | N | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Sawmill |  | N | | N | | N | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Terminal for Bulk Oil and Gas |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Trucking Distribution Terminal |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Warehousing |  | N | | N | | N | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Waste Disposal/Landfill |  | N | | N | | P | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Waste Transfer Facility |  | N | | N | | P | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Wholesale Business |  | N | | N | | N | | N | PB | |  | |  | |  | |  |  |  |  |  |
| Wood Processing |  | N | | N | | N | | N | PB | |  | |  | |  | |  |  |  |  |  |
| INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | | |
| **USE/ACTIVITY/**  **DISTRICT** |  | Village | | **BVC** | | **BVF** | | Gen Res | C3 | |  | |  | |  | |  |  |  |  |  |
| Cemetery |  | PB\* | | Y | | Y | | C\* | N | |  | |  | |  | |  |  |  |  |  |
| Church, Parish House |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Community Center, Club |  | PB\* | | P | | P | | PB\* | N | |  | |  | |  | |  |  |  |  |  |
| Educational Facility |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Hospital |  | N | | P | | P | | N | PB\* | |  | |  | |  | |  |  |  |  |  |
| Museum, Library |  | PB | | P | | P | | PB\* | PB | |  | |  | |  | |  |  |  |  |  |
| Parks and Recreation |  | PB | | Y | | Y | | PB | PB | |  | |  | |  | |  |  |  |  |  |
| Public Facility |  | PB | | P | | P | | PB\* | PB | |  | |  | |  | |  |  |  |  |  |
| MISCELLANEOUS – OTHER USES | | | | | | | | | | | | | | | | | | | | | |
| Accessory Uses & Structures |  | A | | Y | | Y | | A | A | |  | |  | |  | |  |  |  |  |  |
| Clearing of Vegetation |  | A | | Y | | Y | | A\* | A\* | |  | |  | |  | |  |  |  |  |  |
| Dock - Temporary |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Dock - Permanent |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Earth Moving/Filling <50 cubic yards |  |  | | C | | C | |  |  | |  | |  | | New use | | | | |  |  |
| Earth Moving/Filling >50 yards |  |  | | P | | P | |  |  | |  | |  | | New use | | | | |  |  |
| Essential Services |  | PB | | Y | | Y | | PB | PB\* | |  | |  | |  | |  |  |  |  |  |
| Forest Management Activities |  | A | | Y | | Y | | A | A | |  | |  | |  | |  |  |  |  |  |
| Mineral Exploration |  | N | | Y | | Y | | N | C\* | |  | |  | |  | |  |  |  |  |  |
| Individual Private Campsite |  | N | | N | | N | | A | A | |  | |  | |  | |  |  |  |  |  |
| Sign |  | P | | C | | C | | P | P | |  | |  | |  | |  |  |  |  |  |
| **USE/ACTIVITY**  **DISTRICT** |  | Village | | **BVC** | | **BVF** | | Gen Res | C3 | |  | |  | |  | |  |  |  |  |  |
| Wharf/Pier |  | N | | N | | N | | N | N | |  | |  | |  | |  |  |  |  |  |
| Wind Turbines - Up to 60 feet in height |  | A | | P | | P | | A | A | |  | |  | |  | |  |  |  |  |  |
| Wind Turbines - Over 60 feet in height |  | B | | N | | P | | C | C | |  | |  | |  | |  |  |  |  |  |
| Use similar to uses permitted with CEO Review |  |  | | C | | C | |  |  | |  | |  | |  | |  |  |  |  |  |
| Use similar to uses permitted with review |  | PB | | P | | P | | PB | PB | |  | |  | |  | |  |  |  |  |  |

Notes to the Table of Land Uses:

\* Subject to limitations or not allowed in overlay districts – See ordinance for details – Many of these uses are not allowed or limited in the Watershed Protection Overlay District (see blue dashed line on Future Land Use Plan) especially in the C3 Zone

Minimum Lot Sizes/Density Comparisons – Village Center

Minimum Lot Size

* Current Village District
  + Minimum lot size with public sewer and public water outside of Shoreland Zone – 20,000 SF
  + Minimum lot size other – 40,000 SF
  + Minimum lot size in Shoreland overlay – 60,000 SF
* Possible Boothbay Village Center District
  + Minimum developable lot area **with** public sewer and year-round public water for residential use – 6,000 SF
  + Minimum developable lot area **without** public sewer and year-round public water for residential use – 20,000 SF
  + Minimum developable lot area for nonresidential use – 20,000 SF

Maximum Density per Unit for Multifamily Housing

* Current Village District (Only allowed in conversion of an existing single unit home)
  + Any number of units once minimum lot size and other provisions are met and outside Shoreland Overlay District
  + 30,000-40,000 SF/unit in Shoreland Overlay District
* Possible Boothbay Village Center District
  + Minimum developable lot area per unit **with** public sewer and year-round public water – 6,000 SF
  + Minimum developable lot area per unit **without** public sewer and year-round public water – 20,000 SF

Minimum Lot Sizes/Density Comparisons – Village Fringe Area

Minimum Lot Size

* Current General Residential District
  + Minimum lot size with outside of Overlay Zones – 40,000 SF
  + Minimum lot size in Watershed Overlay – 40,000 SF
  + Minimum lot size in Shoreland Overlay & Stream Protection – 60,000 SF
  + Minimum lot size in Resource Protection – 80,000 SF
* Current C3 District
  + Minimum lot size – 40,000 SF
* Possible Boothbay Village Fringe District
  + Minimum developable lot area **with** public sewer and year-round public water for residential use – 4,000 SF
  + Minimum developable lot area **without** public sewer and year-round public water for residential use – 20,000 SF
  + Minimum developable lot area for nonresidential use – 10,000 SF

Maximum Density per Unit for Multifamily Housing

* Current General Residential District
  + Any number of units once minimum lot size and other provisions are met and other outside Shoreland Overlay District
  + 30,000-40,000 SF/unit in Shoreland Overlay
* Current C3 District
  + Any number of units once minimum lot size and other provisions are met and other outside Shoreland Overlay District
  + 30,000-40,000 SF/unit in Shoreland Overlay
* Possible Boothbay Village Fringe District
  + Minimum developable lot area per unit **with** public sewer and year-round public water – 4,000 SF
  + Minimum developable lot area per unit **without** public sewer and year-round public water – 20,000 SF