

TO Steering Committee - Saco Zoning Ordinance Revision

FROM Tom Morgan
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RE Summary of Working Land Use Table

DATE April 5, 2019

Five attachments are enclosed:

- 11x17" pdf that includes existing and proposed land use terminology and zoning district mergers.
- 3 page pdf that summarizes some of the key changes to uses permitted in each district that result from merging zoning districts.
- 8.5x11" word document that displays proposed land use terminology and zoning district mergers as they appear in a consolidated format. This displays the merged zones discussed during the 4.4.19 meeting (columns in the pdf version of the table have been omitted), as well as the result of merging land use terminology (green rows in the pdf version of table have been omitted) discussed during the 2.27.19 and 4.4.19 meetings. This is a more readable version with formatting similar to what will be proposed for the ZO. The specific permitted uses and zones will continue to be refined.
- 8.5x11" word document that displays the dimensional standards of each of the districts we discussed merging on 4.4.19. Each page displays the set of existing districts proposed to be merged into the 4 new districts (Downtown, Portland Road, Industrial, In-Town Residential).
- Table 412-1 Existing Dimensional Standards. Provided for your reference.

Your Task:

- Please review the proposed land uses in each district and be prepared to discuss the currently proposed uses in each district. We suggest marking up a copy of one or both of the documents with your recommendations and questions.
- Please review the existing dimensional standards in each of the districts we are proposing to merge. This information is pulled from Table 412-1. You will notice that the proposed dimensional standards for the new districts has been left blank. At the next meeting, we will review proposed standards. Based on what is currently permitted, the City's general goal of reducing non-conformity, and the goal of increasing downtown

density, consider what dimensional standards you think make sense in each of the new districts. We will discuss this further at our next meeting.

- Should you wish to consider merging additional zones in order to reduce the overall number of districts, it is helpful to look at both the existing dimensional standards, as well as the existing permitted uses in the districts to be potentially merged. In addition, consider the form and use of the buildings that exist in the district.

Information about the PDF table:

Refer to the key at the top of the page to understand what the colors indicate. Yellow highlighting is provided to call out instances where merging districts results in a change in permitted land use in the new proposed district, compared to what is currently permitted in the existing districts. "NP" (not permitted) is used to call out instances where we propose a use that was previously permitted is not permitted in the future. Blank cells also indicate that a use is not permitted.