

**CITY OF HALLOWELL
PROPOSED ORDINANCE**

Relating to Permitted Uses, Dimensional Requirements and Master Plan Required
in the Stevens School Planned Development District

BE IT ORDAINED by the City Council of the City of Hallowell that the Revised Code of Ordinances, City of Hallowell (1997) is amended as follows:

1. Section 9-388 is amended to read:

SECTION 9-388 PERMITTED USES (SSPDD)

Permitted uses in the Stevens School Planned Development District are:

1. Accessory Buildings and Structures;
2. Essential Services;
3. Municipal Uses and Public Buildings;
4. Parks and Playgrounds;
5. Planned Mixed-Use Developments that conform to the requirements of Section 9-392;
6. Public Utilities;
7. Schools;
8. Residential Uses approved by the Planning Board as part of an Open Space Development pursuant to Hallowell's Subdivision Ordinance section 9-846;
9. Re-use of existing structures for Business and Professional Offices or Residential Uses;
10. Infrastructure improvements such as repair, replacement or improvement of roads, drainage, or water, sewer, or electric utility lines.

2. Section 9-390 is amended to read:

SECTION 9-390 DIMENSIONAL REQUIREMENTS (SSPDD)

The following dimensional requirements apply to all uses in this district except for uses and buildings and structures that are part of a Planned Mixed-Use Developments approved in accordance with the provisions of Section 9-392. These dimensional requirements apply to ~~the expansion of existing uses, the conversion of one use to another use, and new uses proposed new structures including new additions to existing structures.~~ These dimensional requirements do not apply to existing structures which shall be deemed lawfully non-conforming ("grandfathered") structures. Uses and buildings and structures that are part of an approved Planned Mixed-Use Development are governed by the provisions of the adopted Master Plan for the development.

1. Minimum Land Area in square feet

- A. All uses (per use): 20,000.

2. Minimum setback from street right-of-way: 25 feet except that any new building or structure within the District that is located within two hundred feet of the street right-of-way of Winthrop Street shall be located to reflect a uniform setback of existing buildings along the street. The uniform setback shall be calculated by obtaining the average street setback of buildings found next to both sides of the property, along the same side of the street for a distance of at least two hundred (200) feet in each direction as measured from the property line. The minimum and maximum setback for buildings and structures from the street right-of-way must be within +/- ten (10) feet of the calculated average existing setback.
3. Minimum side, rear yards: Side and rear setbacks shall be either twenty (20) feet or the height of the building, whichever is greater: Where a nonresidential use abuts a residential district, the minimum side yard must be a minimum of thirty-five (35) feet
4. Minimum street frontage: 100 feet on a public or private road.
5. Minimum lot depth: None.
6. Maximum building height: 35 feet. The maximum height may be increased to reflect a uniform height of existing buildings along the street. This shall be calculated by obtaining the average height of buildings found next to both sides of the property, along the same side of the street for a distance of at least 200 feet in each direction as measured from the side property line. The building height may be increased to the average height; however in no case shall it be more than 8 feet higher than the buildings abutting the property.

3. Subsection 2 of Section 9-392 is amended to read:

SECTION 9-392 ADDITIONAL REQUIREMENTS FOR A PLANNED MIXED-USE DEVELOPMENT (SSPDD)

2. Master Plan Required – Prior to a Planned Mixed-Use Development that involves the ~~reuse, modification, or~~ demolition of any existing building or structure, the construction of any building, structure or impervious surface, or the undertaking of any site or infrastructure work or disturbance of more than five thousand (5,000) square feet of land area or the issuance of any permits or development approvals in conjunction with a Planned Mixed-Use Development, a Master Plan for the project must be approved by the Planning Board and City Council in accordance with the provisions of this Section.

First Reading: _____
 Public Hearing: _____
 Second Reading _____
 Third Reading _____

Ordinance No: _____
 Effective Date: _____

 City Clerk