

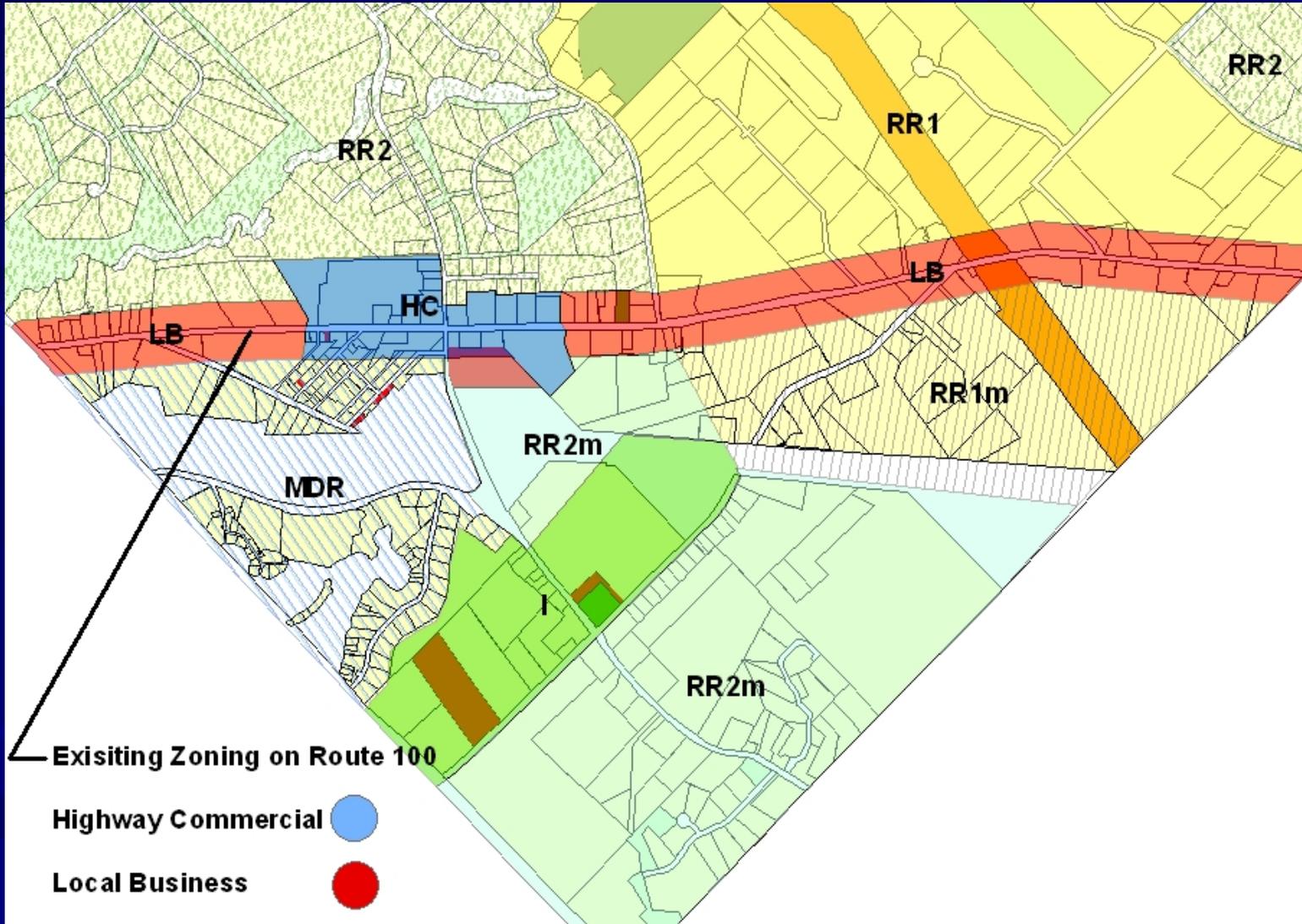
THE ROUTE 100 CORRIDOR



Survey Highlights

- **75% of residents express some level of support for business and commercial growth along the Route 100 Corridor.....support is greater when buildings are limited to between 2,500 and 10,000 square feet.**
- **80% support future business development knowing that the corridor is already zoned for commercial development and that a new policy will allow the town to improve regulation of development along the corridor.**
- **Support was higher for professional offices and smaller retail shops and restaurants than for larger businesses and chain type businesses.**

Existing Zoning



Highway Commercial District (HC)

- **The purpose of the HC District is to allow a wide range of business and professional uses that provide town-wide service, as well as roadside service for through traffic on major arterials. The HC district along Route 100 is also intended to allow boarding kennels.**

Permitted Uses in the HC District:

- .1 Uses listed as permitted uses in the LB district
- .2 Retail business and service establishments including garden centers, landscaping services, outdoor vehicle sales, gasoline stations, and drive-in sales and service
- .3 Hotels, motels
- .4 Municipal uses and buildings
- .5 Agriculture
- .6 Animal Husbandry
- .7 Private heliport, personal use
- .8 Sewer pumping stations
- .9 Additions to and accessory structures
- .10 Timber harvesting
- .11 Telecommunications Facilities
- .12 Uses and buildings accessory to those above.

Special Exceptions in the HC

- .1 Accessory structures of public utilities;
- .2 Warehousing and wholesale distribution
- .3 Transportation termini;
- .4 Above ground utility transmission lines not located within public ways;
- .5 Light manufacturing, as defined;
- .6 Home occupations
- .7 Day care centers and nursery schools
- .8 Boarding kennels [Amended, effective 1/25/99]
- .9 Uses and buildings accessory to those above.

Local Business District (LB)

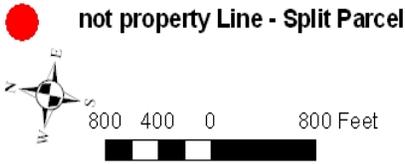
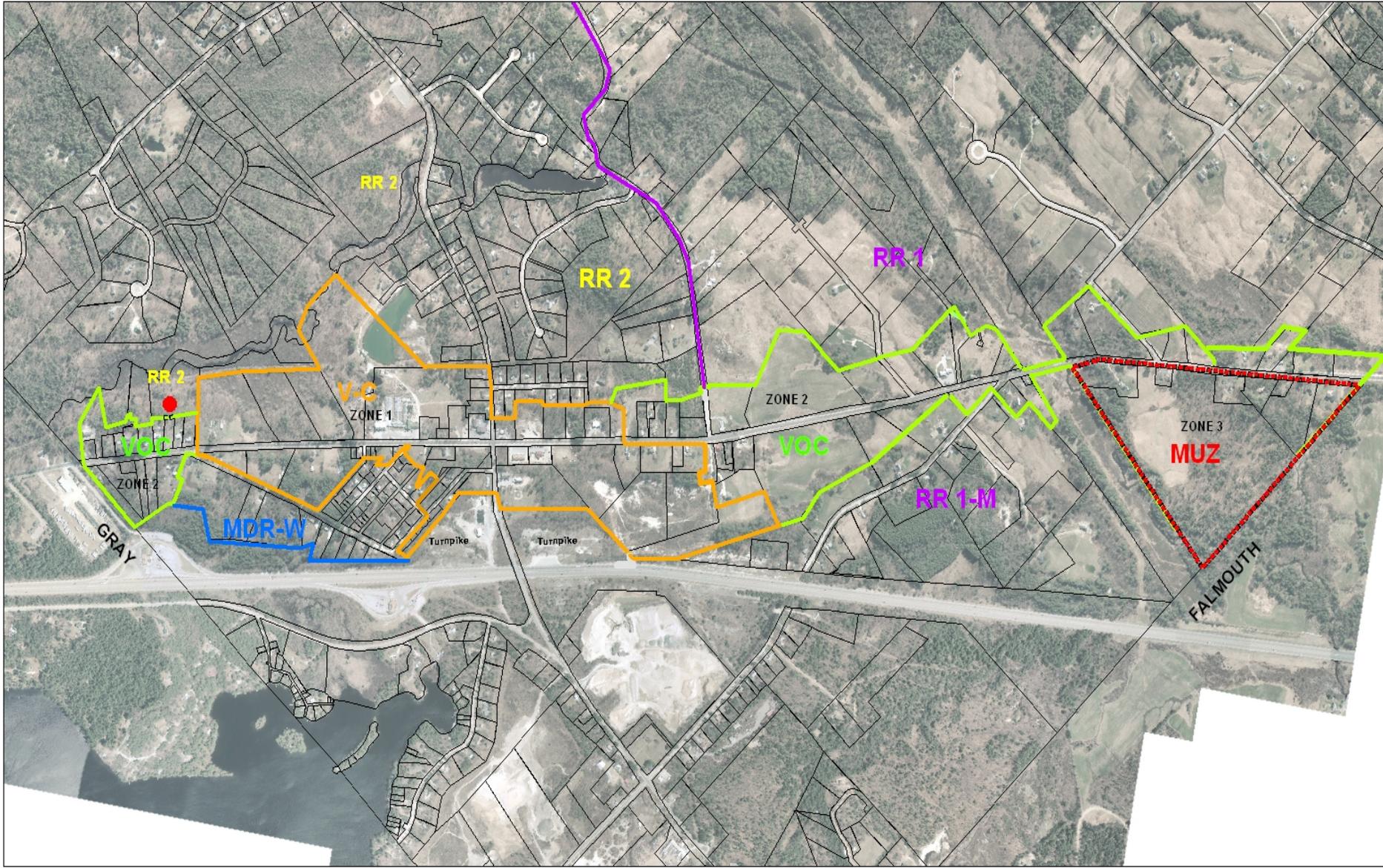
- **The purpose of the Local Business District is to allow a limited range of local business and professional services for residential and rural areas within the Town.**

Permitted within the LB District

- .1 Retail stores – Limits on Floor Area
- .2 Personal Services
- .3 Business and professional offices
- .4 Private clubs
- .5 Lodging houses
- .6 Restaurants
- .7 Private schools
- .8 Municipal Uses and Buildings
- .9 Sewer pumping stations
- .10 Buildings accessory to single family dwellings
- .11 Timber harvesting
- .12 Landscaping services
- .13 Telecommunications Facilities
- .14 Uses and buildings accessory to those above.

Special Exceptions in the LB District

- **.1 Home Occupations**
- **.2 Single-family dwelling**
- **.3 Duplex Dwellings**
- **.4 Accessory structures of public utilities**
- **.5 Above ground utility transmission lines not in public r.o.w**
- **.6 The sale of gasoline and diesel fuel w / retail store**
- **.7 Residential Care Facilities**
- **.8 Day care centers and nursery schools,**
- **.9 Boarding kennels**
- **.10 Uses and buildings accessory to those above.**

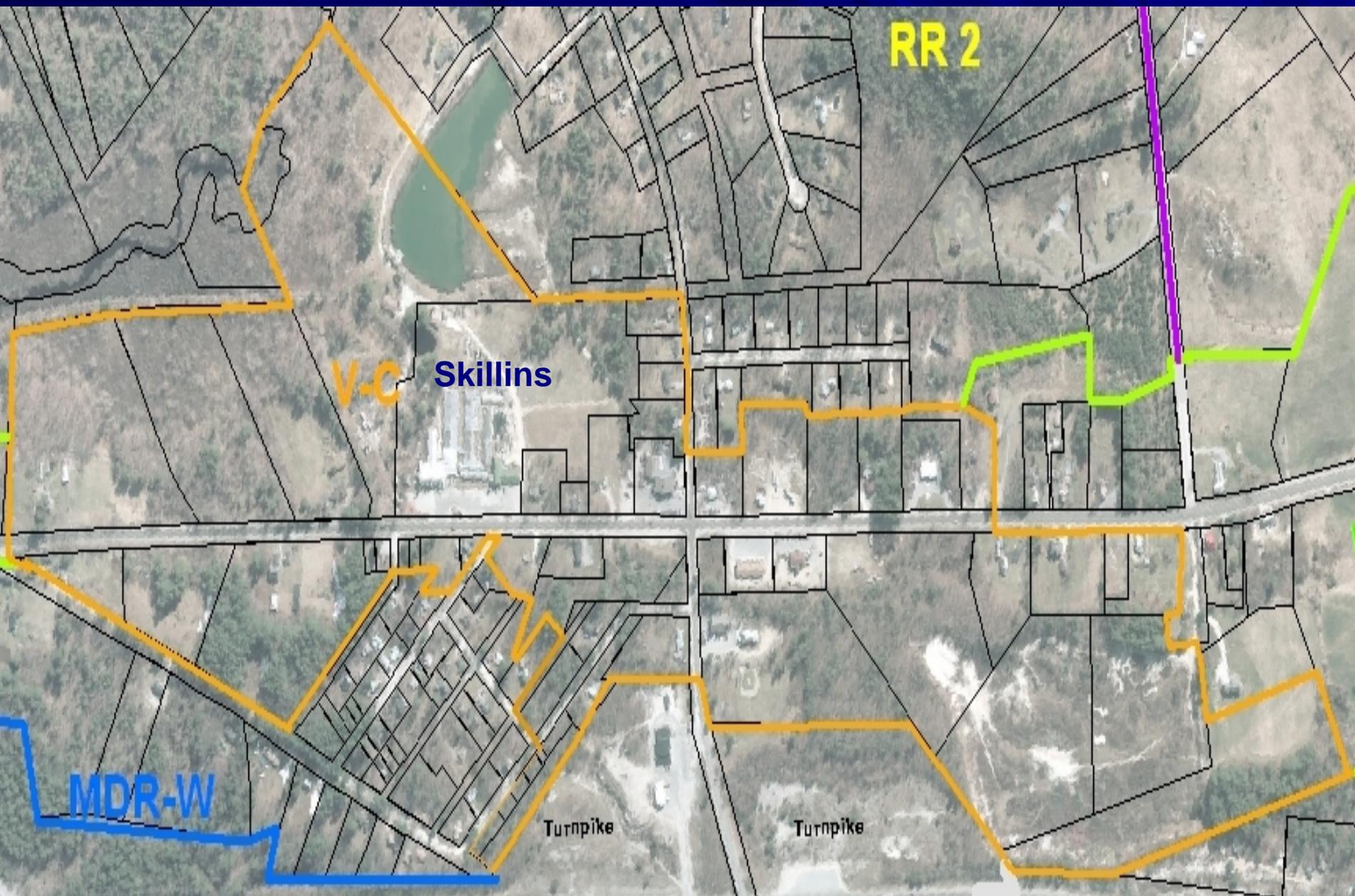


- ZONE 1 - V.C. - VILLAGE COMMERCIAL**
- ZONE 2 - V.O.C. - VILLAGE OFFICE COMMERCIAL**
- ZONE 3 - MU.Z. - MIXED USE ZONE**
- ZONE 4 - M.D.R.-W - MEDIUM DENSITY RESIDENTIAL WEST**

COMMITTEE DRAFT #8 - FINAL

**Final Draft Zoning Along Rt 100 Corridor
December 12, 2006**

Village Commercial



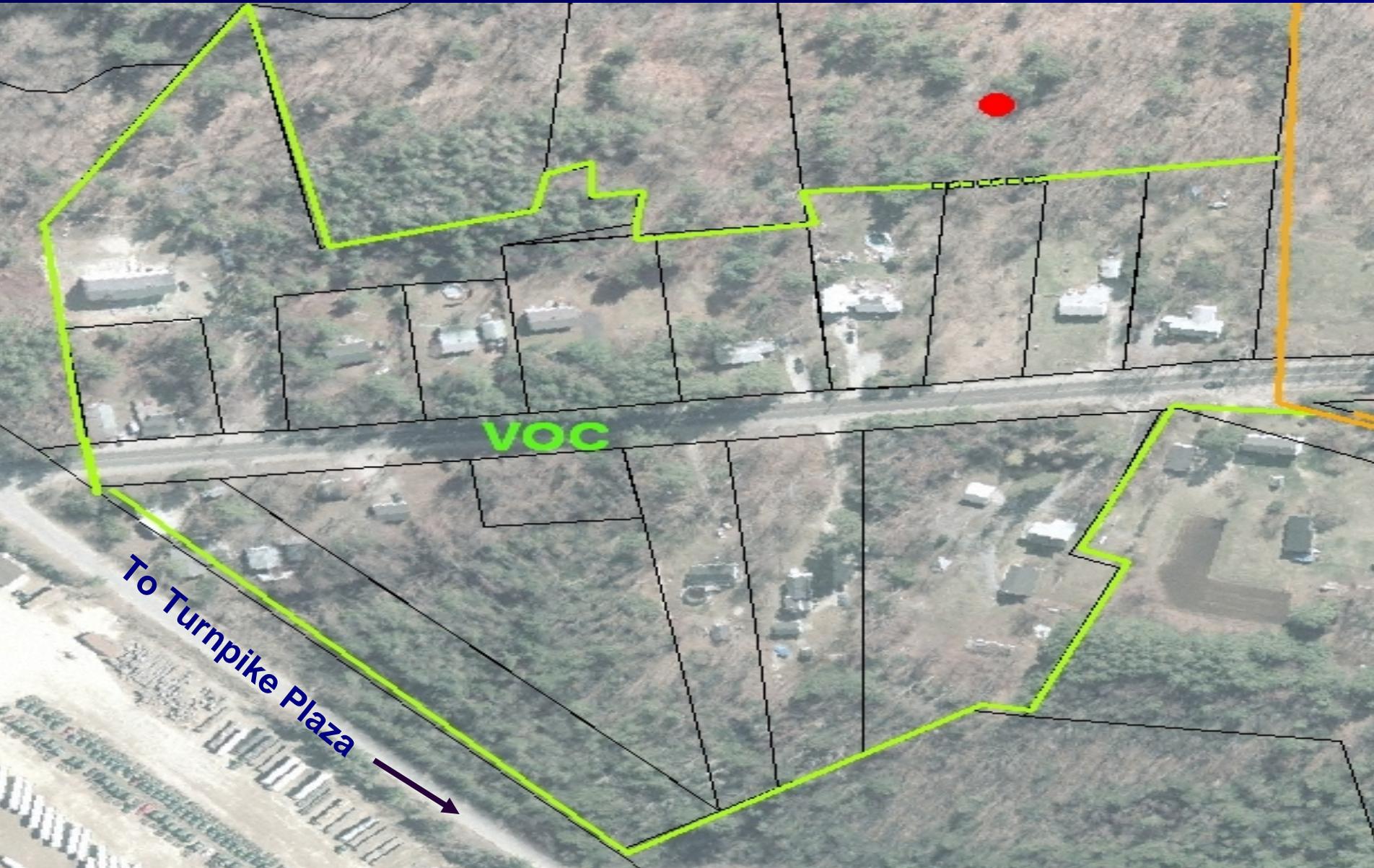
VILLAGE COMMERCIAL (VC)

- Banks and Credit Unions with drive-thru ATMS located attached or within the bank or credit union
- Professional Offices
- Retail* 25,000 foot print
- Restaurants
- Grocery Stores* 35,000 foot print
- Veterinary Hospital
- Commercial Recreation
- Personal Services
- Landscaping Services/Retail
- Municipal Uses

VC- SPECIAL EXCEPTION

- **Hotels/Inns/B&B**
- **Auto Repair**
- **Gasoline Stations**
- **Warehousing and Distribution * 300' Setback restriction from Route 100**
- **Antennas**
- **Light manufacturing**
- **Retail Auto Sales**

Village Office Commercial North



VOC

To Turnpike Plaza



Village Office Commercial South to Falmouth



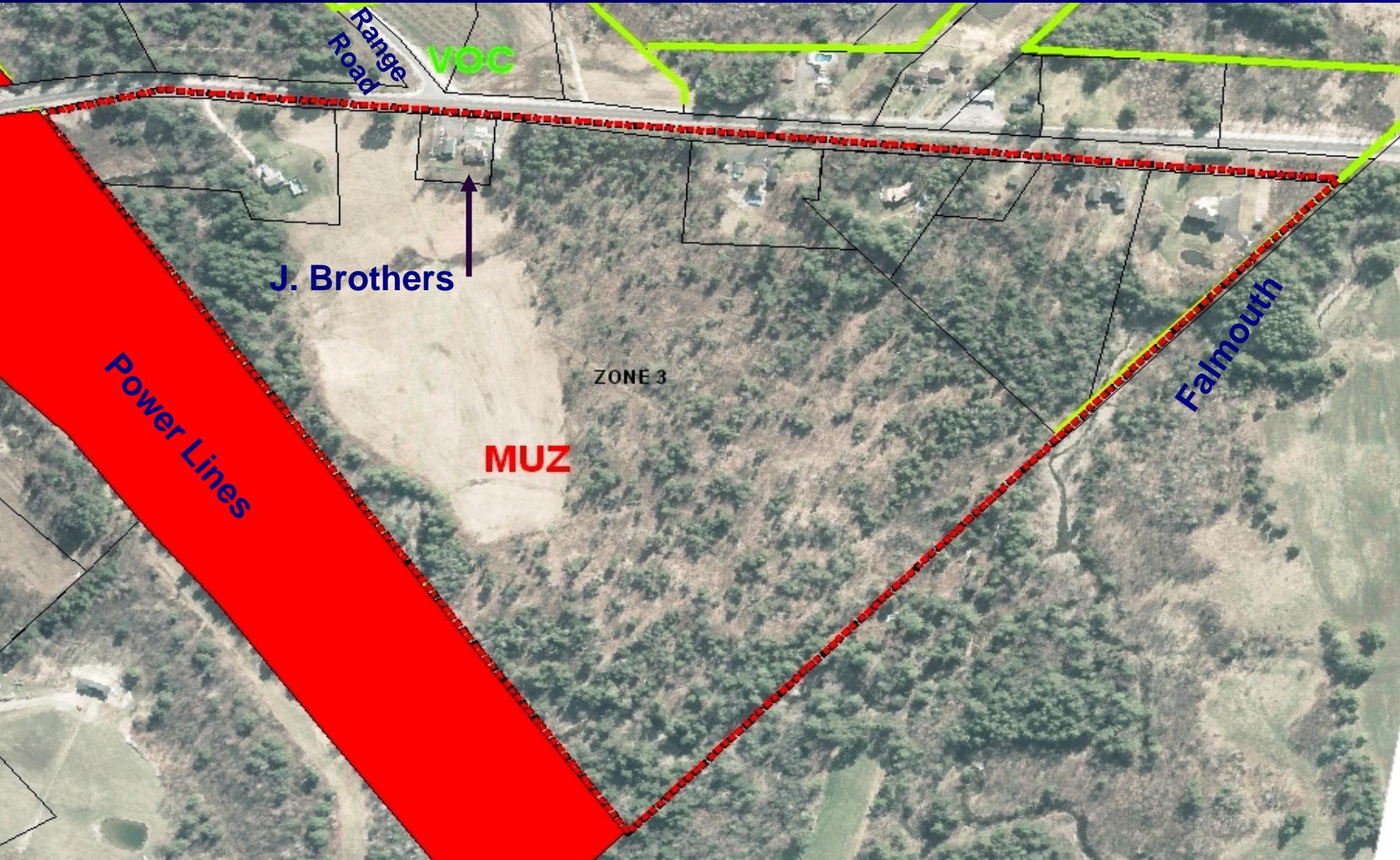
Mixed Use Zone(MUZ)- Permitted Uses

- Banks and Credit Unions with drive-thru ATMS located attached or within the bank or credit union
- Professional Offices, Banks and Credit Unions
- Restaurants
- Retail* 25,000 sq. ft. foot print
- Grocery Stores* 35,000 sq. ft. foot print
- Commercial Schools
- Recreational Facilities
- Multiplex Residential
- Riding Stables & Schools
- Hotels & Inns and Bed and Breakfasts
- Personal Services
- Day Care Home
- Municipal Uses

Mixed Use Zone- Special Exceptions

- Residential Care Facility
- Light Manufacturing

Mixed Use Zone- MUZ



VILLAGE MEDIUM DENSITY RESIDENTIAL (VMDR)

PERMITTED USES

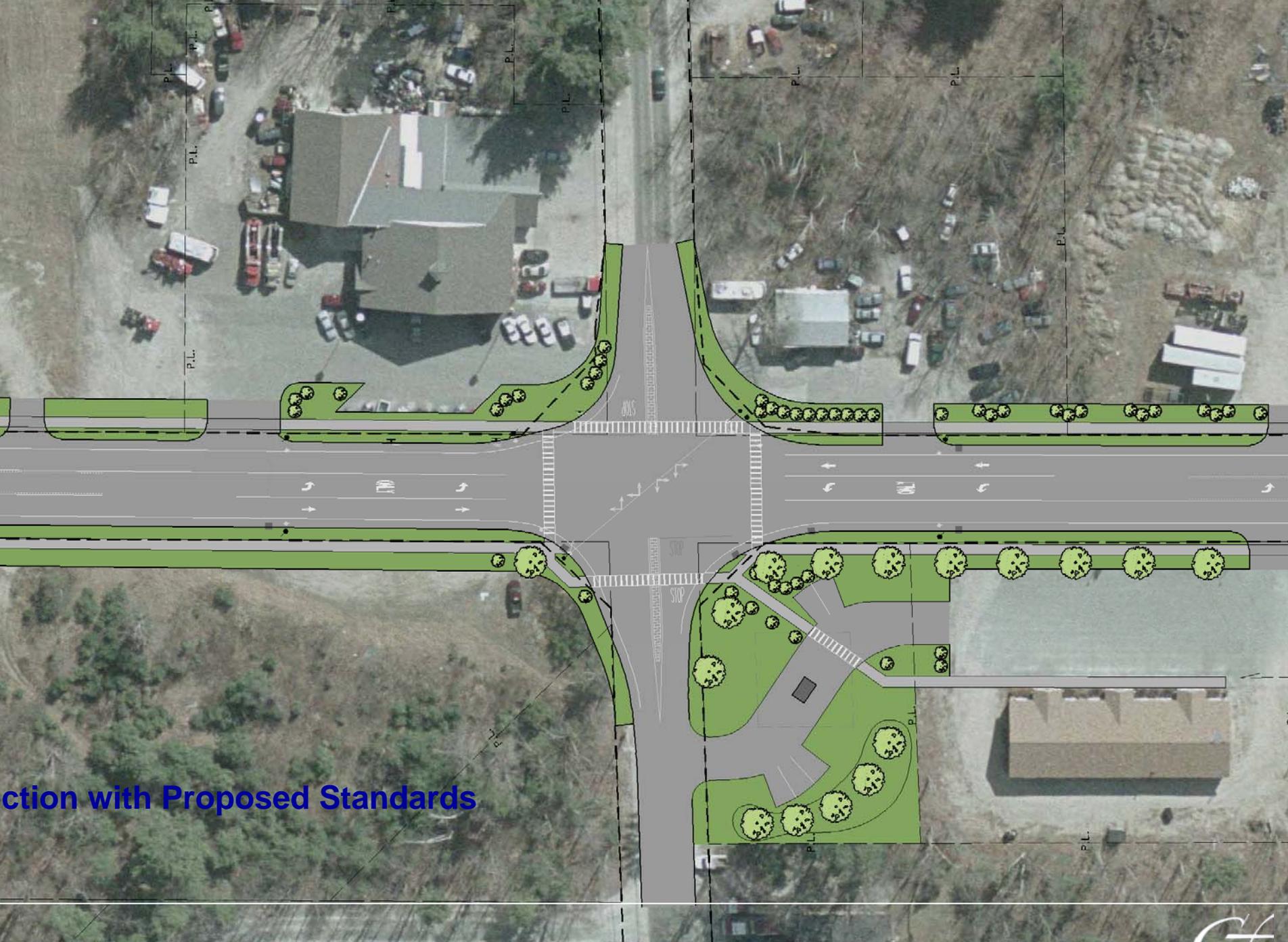
- Single Family Residential
- Duplex and Multiplex Residential
- Bed and Breakfasts & Inns
- Day Care Homes
- Home Occupations and Home-Based Businesses
- Municipal Uses

VILLAGE MEDIUM DENSITY RESIDENTIAL (VMDR)



What about existing homes?

- Existing homes will be “grandfathered” meaning that owners will be allowed to add on to them, sell them, and use them just as though nothing had changed.
- But once a home is converted to a non-residential use, it will not be allowed to revert back to a residence if it is in a zone that does not permit single family homes.



ction with Proposed Standards

THE ROUTE 100 CORRIDOR

CUMBERLAND, MAINE

context

standards

skillins/allen's

castlerock segment

range rd. segment



Existing Aerial View of Skillins/Allen's Area

photo 2001

Gawron Turgeon Architects



THE ROUTE 100 CORRIDOR

CUMBERLAND, MAINE

context	standards	skillins/allen's	castlerock segment	range rd. segment
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THE ROUTE 100 CORRIDOR

CUMBERLAND, MAINE

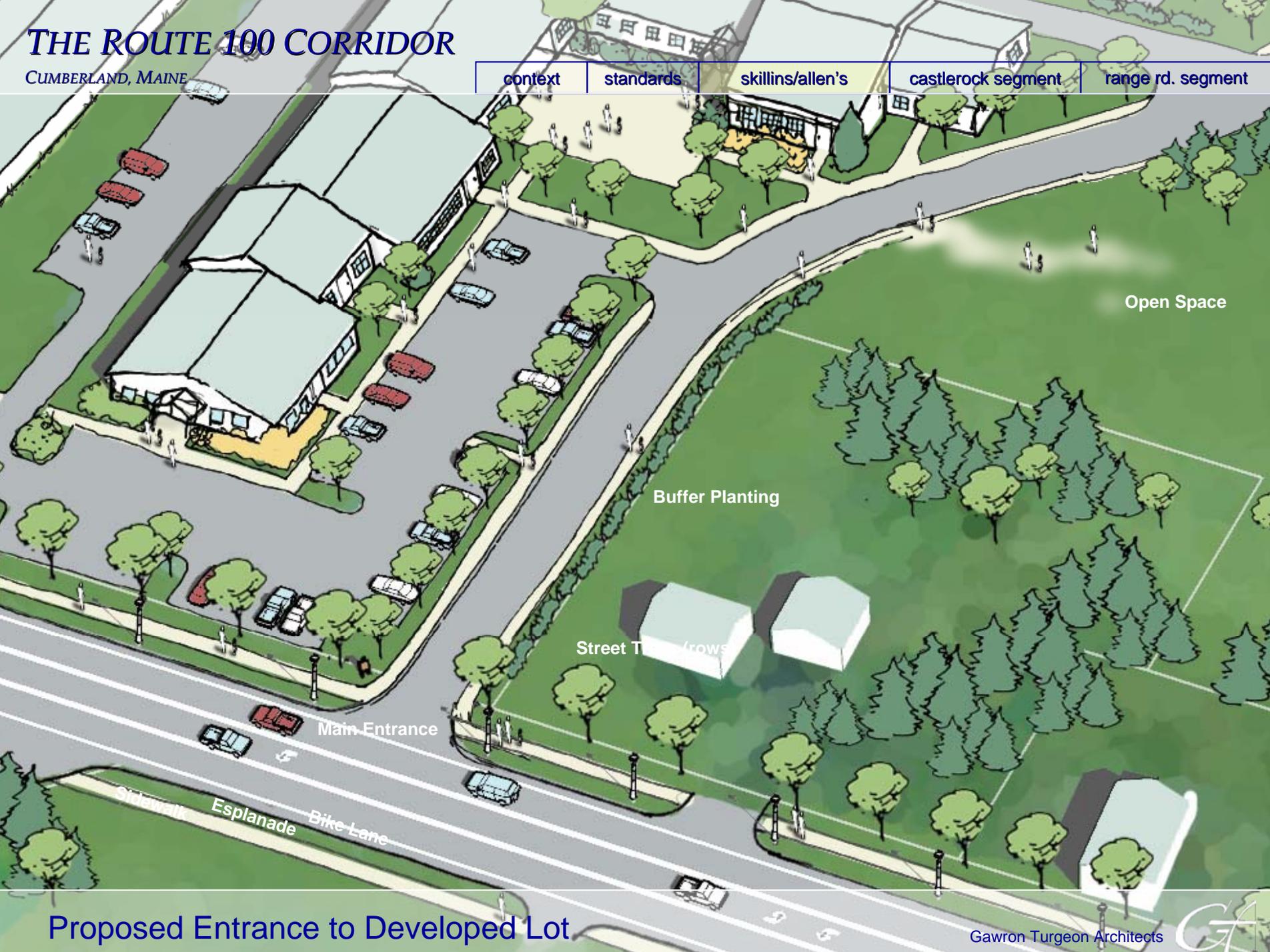
context

standards

skills/allen's

castlerock segment

range rd. segment



Open Space

Buffer Planting

Street Trees (rows)

Main Entrance

Sidewalk
Esplanade
Bike Lane

Proposed Entrance to Developed Lot

Gawron Turgeon Architects



THE ROUTE 100 CORRIDOR

CUMBERLAND, MAINE

context

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THE ROUTE 100 CORRIDOR

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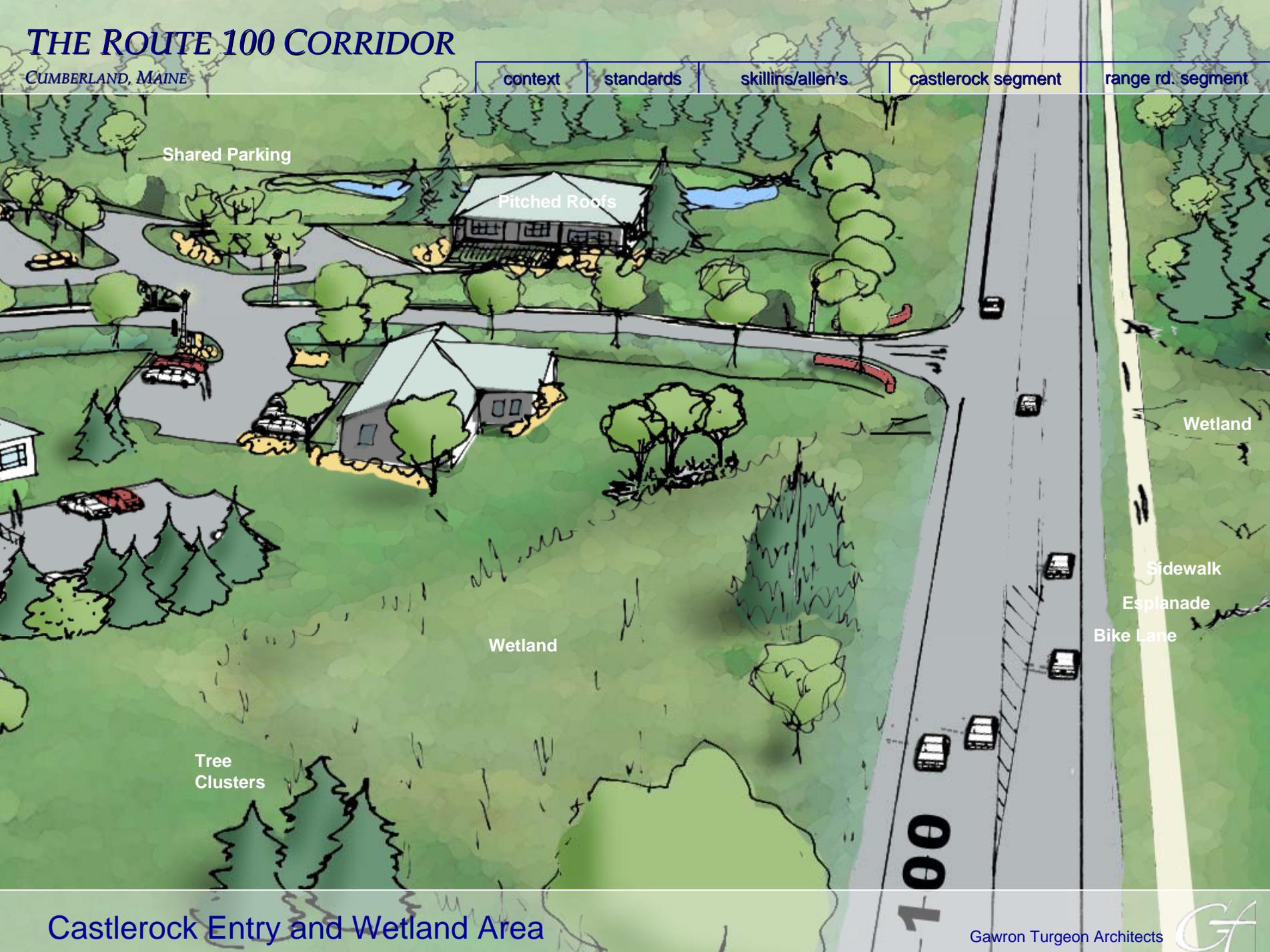
context

standards

skillins/allen's

castlerock segment

range rd. segment



Shared Parking

Pitched Roofs

Wetland

Sidewalk

Esplanade

Bike Lane

Wetland

Tree Clusters

Castlerock Entry and Wetland Area

Gawron Turgeon Architects



THE ROUTE 100 CORRIDOR

CUMBERLAND, MAINE

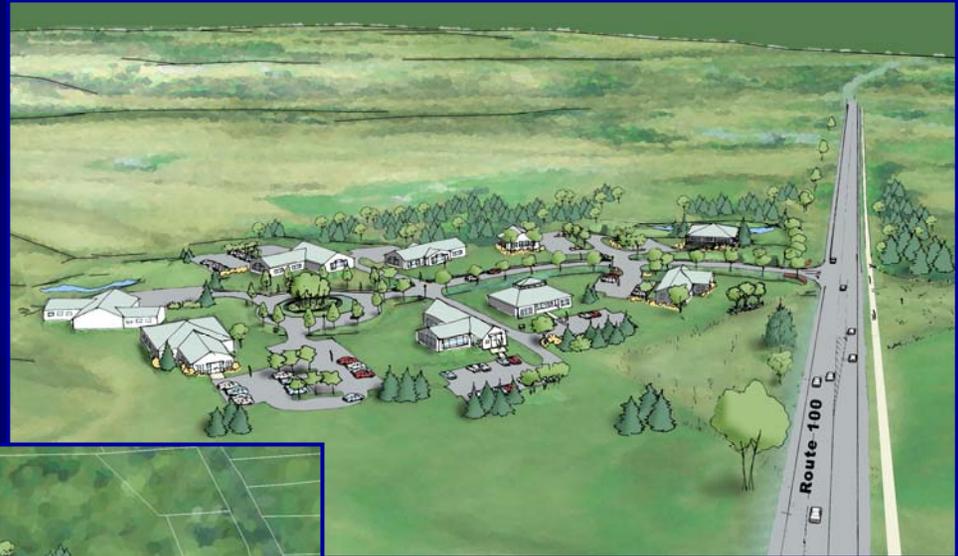
context

standards

skillins/allen's

castlerock segment

range rd. segment



The Next Steps

- **Feb. 28th Advisory Committee Meeting**
- **March 2007 - Workshop Meeting with Town Council, Committee and Planning Board**
- **Late March / Early April Town Council Presentation to refer to Planning Board for Public Hearing**
- **April 2007 Planning Board Public Hearing and Recommendation to Council**
- **May 2007 Town Council Public Hearing**