

Standish Corner District standards.

(1)

Town Center (TC) standards.

(a)

Maximum building floor area: none.

(b)

Parking drives must be a minimum of 16 feet in width or as required by the Standish Fire Department. Shared drives are encouraged between adjacent lots to minimize curb cuts. On corner lots, parking drive shall not be located on the primary SCD street unless shared with a noncorner lot.

(c)

SCD street space standards (TC).

Location (width distances)	
Sidewalk required	8 feet (both sides)
Amenity zone	8 feet for 66-foot-wide right-of-way
Shoulder	6 feet (two lanes)
Travel Lanes	11 feet (two lanes)

(d)

Lot width and block length (TC).

Lot width	No minimum
Block length	250 feet minimum to 450 feet maximum

(e)

Supplemental Planning Board review triggers (TC).

[1]

Proposed or existing buildings not meeting minimum RBZ SCD street frontage requirement.

[2]

Proposed projects not utilizing TC required parking spaces.

[3]

Proposed buildings more than 50 feet along RBZ SCD street frontage.

[4]

Proposed lot less than 20,000 square feet but greater than or equal to 15,000 square feet.

[5]

Proposed building footprint over 5,000 square feet.

(f)

Town Center (TC) allowed land uses and permit requirements (TC).

[1]

Uses not listed are not permitted. Nonconforming uses and structures existing as of the date of adoption of the Standish Corner District are subject to standards of Article V (Nonconforming Uses). When site plan review is triggered by a proposed change in use and/or structure, the use and/or structure shall comply with applicable SCD street frontage type standards to the greatest extent practicable as determined by the Planning Board.

[2]

Planning Board review is required for new construction, expansion, reconstruction and subdivision, but only Code Enforcement Officer approval is required for subsequent changes in use in existing structures that meet all of the following:

[a]

Do not increase anticipated traffic volumes by more than 10%;

[b]

Do not change vehicular traffic patterns;

[c]

Do not increase parking requirements by more than 10%;

[d]

Do not change the exterior visual appearance of buildings and continue to meet the applicable SCD street frontage type standards; and

[e]

That are allowed uses in the applicable SCD street frontage type.

[3]

Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

[a]

Accessory dwelling units.

[b]

Accessory uses and buildings.

[c]

Agriculture.

[d]

Dwelling, one unit.

[e]

Dwelling, two units.

[f]

Home occupation Level 1.

[g]

Home occupation Level 2.

[h]

Home occupation Level 3.

[i]

Home retail sales.

[j]

Outdoor display and sales.

[k]

Solar energy system, roof-mounted.

[l]

Solar energy system, small-scale.

[m]

Tradesman.

[n]

Yard or garage sale.

[4]

Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

[a]

Art center - indoor.

[b]

Art gallery/museum.

[c]

Bed-and-breakfast.

[d]

Business professional building.

[e]

Convenience store.

[f]

Day-care center.

[g]

Day-care home.

[h]

Dwelling, multi-family.

[i]

Dwelling, three- or four-family.

[j]

Inns.

[k]

Mechanical repair garage.

[l]

Motor vehicle sales.

[m]

Municipal uses.

[n]

Public utility.

[o]

Restaurant (includes outdoor dining).

[p]

Retail businesses.

[q]

Schools.

(g)

SCD streetscape standards (TC).

[1]

Sidewalks and curbs:

[a]

Brick, brick pavers and/or concrete (pervious/porous materials encouraged; fly ash concrete encouraged).

[b]

Vertical granite curbing.

[2]

Lighting:

[a]

Light-emitting diodes (LEDs) encouraged.

[b]

Full cutoff fixtures required.

[c]

Pedestrian-scaled lighting 30 feet on center or SCD street-scaled lighting a maximum of 90 feet on center staggered along both sides of the SCD street.

[3]

SCD street trees: Salt and urban tolerant. Three-inch minimum caliper. Thirty feet on center. Tree trunk shall be a minimum of three feet from curblineline or edge of shoulder.

[4]

Signage:

[a]

Building-mounted in signable area: maximum 32 square feet.

[b]

Building-mounted by entrances serving second floor: maximum four square feet, including all tenants.

[c]

Projecting: minimum eight-foot clearance; maximum six square feet.

[d]

Sandwich boards: four square feet maximum.

[e]

No signs permitted in windows above second-story floor.

[f]

Sandwich boards permitted during hours of operation; may not impede pedestrian movement.

[g]

Only externally lit signs are permitted with the use of light-emitting diodes (LEDs) encouraged.

[h]

Cutoff light fixtures required.

[i]

Light-emitting diodes (LEDs) encouraged.

[j]

Wood, composite, or metal materials only.

[k]

Neon signs not permitted.

[5]

Low-impact development standards: Utilize as feasible as defined in § **181-7.1A**.

(2)

Town Main (TM) standards.

(a)

Maximum building floor area not to exceed 40,000 square feet.

(b)

Parking drives must be a minimum of 16 feet in width or as required by the Standish Fire Department. Shared drives are encouraged between adjacent lots to minimize curb cuts. On corner lots, parking drive shall not be located on the primary SCD street unless shared with a noncorner lot.

(c)

SCD street space standards (TM).

Location (width distances)	
Sidewalk required	8 feet (both sides)
Bike lane	5 feet (two lanes)
Travel lanes	11 feet (existing)

(d)

Lot width and block length (TM).

Lot width	No minimum
Block length	250 feet minimum to 450 feet maximum

(e)

Supplemental Planning Board review triggers (TM).

[1]

Proposed building footprint over 5,000 square feet.

[2]

Proposed or existing buildings not meeting minimum RBZ SCD street frontage requirement.

[3]

Proposed projects not utilizing TM required parking spaces.

[4]

Proposed buildings wider than 50 feet along RBZ SCD street frontage.

[5]

Proposed lot less than 20,000 square feet but greater than or equal to 15,000 square feet.