

2022 Implementation of Comprehensive Plan Updates– First Four

- **Phosphorous Ordinance Section 60-1070 Amendment;** This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version. It allows for Low Impact Development (LID) techniques to be implemented.

- **Gracelawn Area;** 148 acres from Agriculture and Resource Protection to General Business. Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out, and a result from that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres as intended. (Exhibit A)

- **Court Street/City Core of Urban Residential Area;** 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas; T-4.2. (Exhibit C)

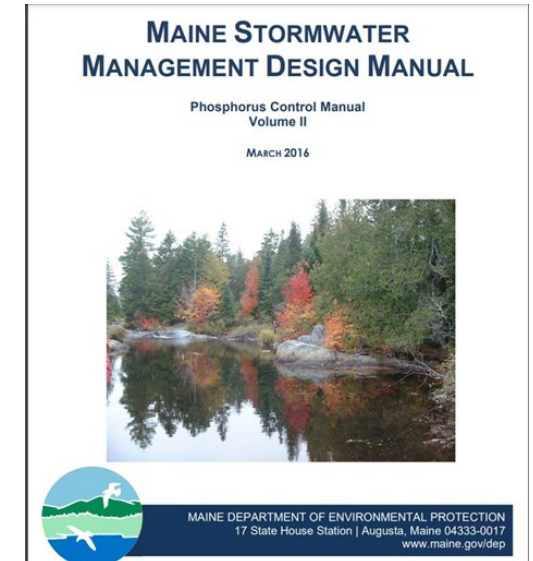
- **Washington Street Area;** XXX acres from General Business to Commercial Formed Based Code Gateway Development District; T-5.1. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052. (Exhibit B)

Phosphorous Ordinance Section 60-1070 Text Amendment

Sec. 60-1070. Submission requirements.

All projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in ~~the manual Phosphorus Control and Lake Watersheds A Technical Guide to Evaluating New Development design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016. (Maine DEP et al., September 1989, with the Simple Review Method revised in May 1990).~~

- Utilizes most current design manual available for Phosphorus Control.
- Implements the use of low impact development (LID) techniques.
- Focus on infiltration techniques best management practices. (BMP)



Best Management Practices Examples



Picture credit: The Ohio State University, Filter Strips/Grassed Riparian Buffers.

Vegetated Buffer or Filter Strips
Description
Vegetated buffers consist of undisturbed natural forest/vegetated areas and trees. Vegetated filter strips are gently sloped areas designed to capture and infiltrate stormwater.
Conditions Suited For
Should have a slight depression to allow directing and be large enough to infiltrate drainage from impervious area.
Filter strips are typically linear and designed to accommodate runoff from sidewalks and driveways.
Appropriate for all soils
Additional Information
Maine Stormwater BMP Manual Volume III, Section 5 Vegetated Buffers



Picture credit: City of Portland, Oregon 2016.

Infiltration Trench and Drywell
Description
A soakage or infiltration trench is a shallow trench that is filled with drain rock and may be covered with vegetation, while dry wells are typically a 5 foot perforated concrete ring that is set underground with crushed stone. Both systems are very low maintenance.
Conditions Suited For
Dry wells must be placed at least 5 feet above the water table and require soils suitable for infiltration. Both systems work very well for gutter infiltration (rooftop runoff).
Additional Information
Maine Stormwater Management Design Manual Volume III Chapter 6.2 Dry Well, Chapter 6.3 Infiltration Trench and Chapter 7.5 Roof Dripline Filters



Picture credit: City of Portland, Oregon, 2016.

Grassy Swales and Vegetated Swales (Bioswales)

Description

Gently sloping vegetated channels/depressions that convey stormwater and remove pollutants by sedimentation and infiltration through the soil. Maintenance requirements include litter removal and landscaping.

Vegetated swales with native or non-invasive plants are preferable to grassy swales, which function primarily as a stormwater conveyance system.

Conditions Suited For

Swales require shallow slopes, well-draining soils, and a minimal width of 3 feet. They are typically long channels placed at the side of a road or parking lots. Where soils don't drain well, swales can overflow to an approved discharge location (typically, another BMP).

Additional Information

Maine Stormwater Management Design Manual Vol III Chapter 8.1. Vegetated Swale



Picture credit: Joy Stewart, USEPA.

Raingardens

Description

Landscaped depressions that collect runoff in a vegetated soil medium, where water infiltrates back into the ground, is absorbed by plants, evapotranspirates, or is redirected. Raingardens require some maintenance, such as watering during extreme droughts, and general landscaping. Raingardens should be planted with native or non-invasive plant species.

Suitable for

Can be used in small residential installations to capture driveway or roof runoff, or to complement other BMPs in larger developments. Plants must be able to tolerate both dry and wet conditions.

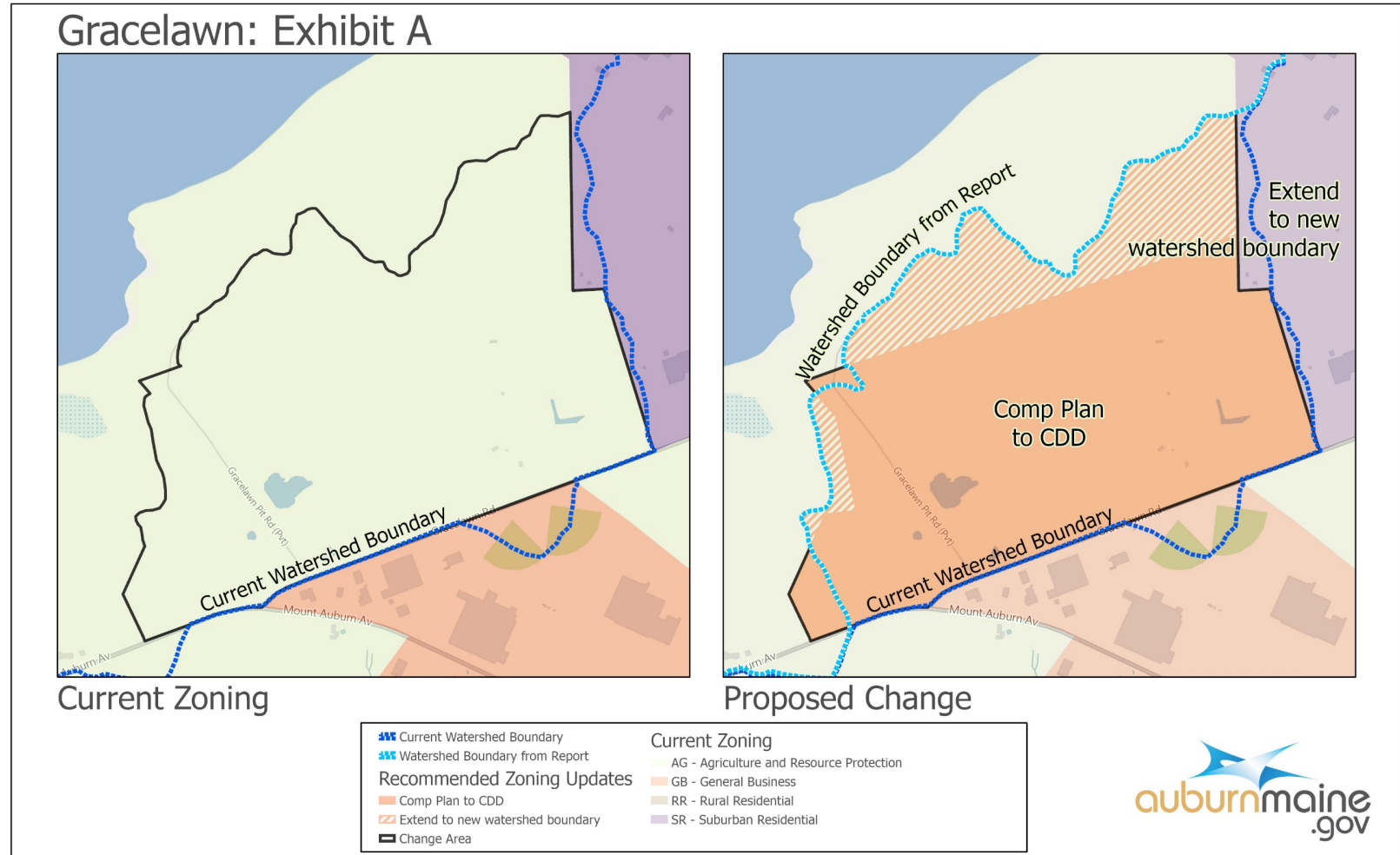
Additional Information

Vermont Rain Garden Manual

Native Plants for New England Rain Gardens

New Hampshire Homeowner's Guide to Stormwater Management Do-It-Yourself Stormwater Solutions

Agriculture and Resource Protection to General Business: GB



Please Note; FLU references CDD. For ease of zoning mapping and ordinance drafting, staff recommends General Business. (GB)

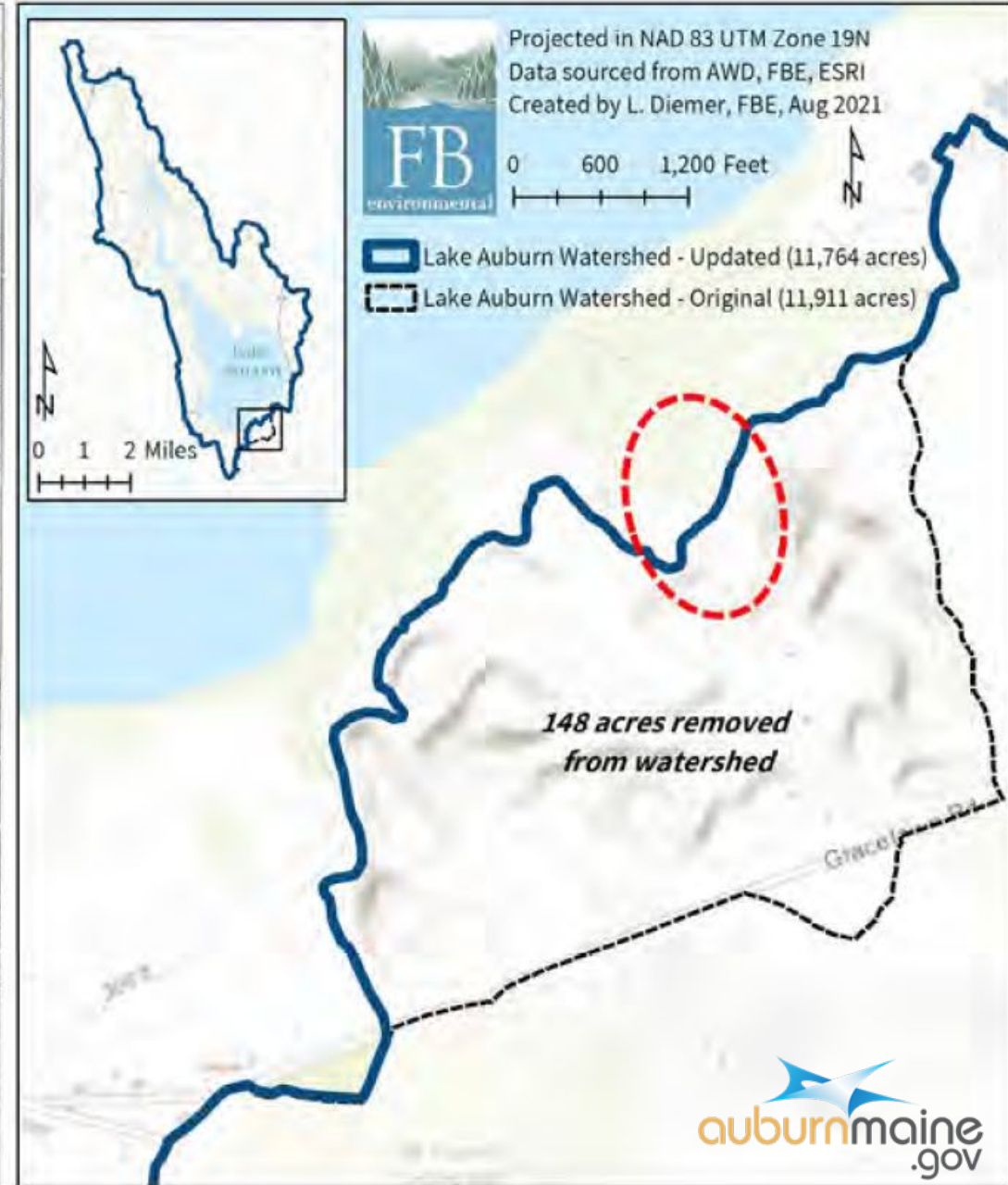
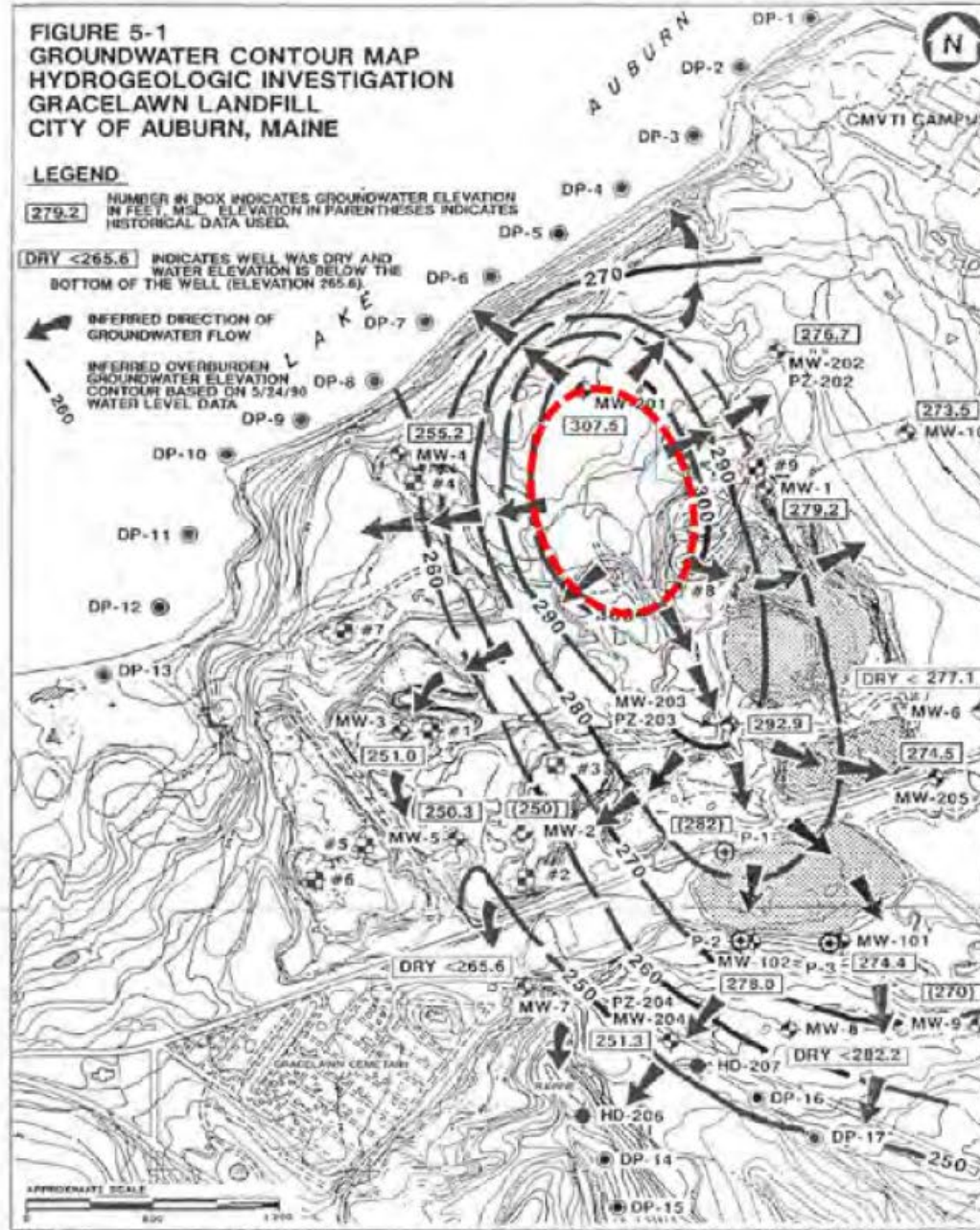


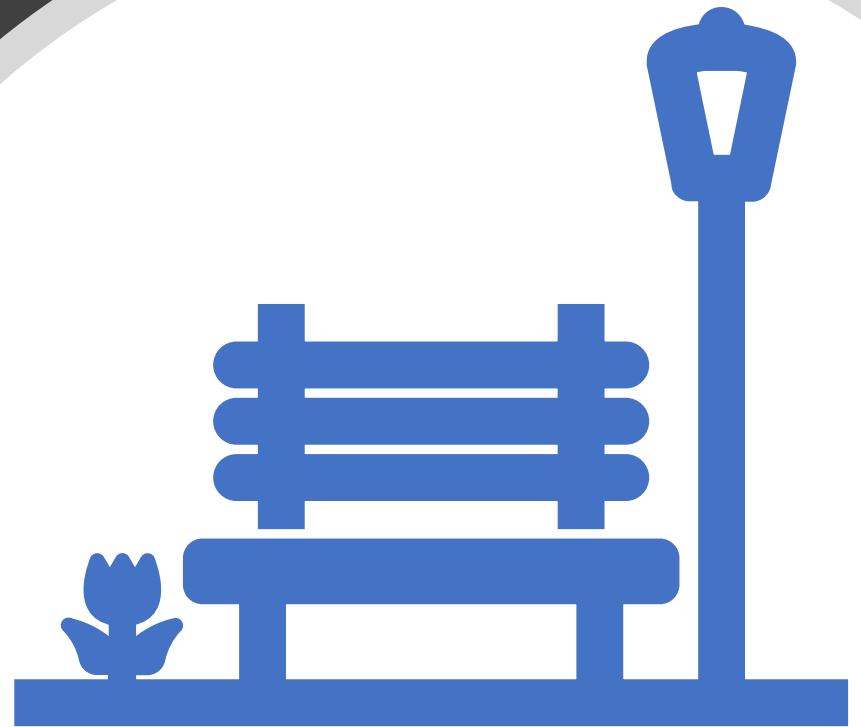
Figure 3-1. Map of groundwater contours developed by E.C. Jordan Co. (1990) (left) compared to map of updated watershed boundary (right). The dotted red circle is provided for ease of reference between the two maps.

COMMERCIAL DEVELOPMENT DISTRICT (GraceLawn) (CDD)

Objective – Allow for the development of a wide range of uses including those that involve the sales of motor vehicles and/or that generate significant truck traffic. The district will allow for both existing and new residential use at a density of up to 16 units per acre.

Allowed Uses – The Commercial Development District generally follows the boundaries of the General Business and General Business II (Minot Avenue) Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed in the General Business Development District:

- Low and High Residential Density Uses
- Retail uses including large-scale uses (>100,000 square feet)
- Personal and business services
- Business and professional offices
- Medical facilities and clinics
- Restaurants
- Hotel, motels, inns, and bed & breakfast establishments
- Low and High-Density Residential Uses
- Community services and government uses
- Research, light manufacturing, assembly, and wholesale uses
- Truck terminals and distribution uses
- Contractors and similar activities
- Motor vehicle and equipment sales
- Motor vehicle service and repair
- Recreational and entertainment uses and facilities



Development Standards – The City’s development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property. The standards should include provisions to manage the amount and location of vehicular access to the site, minimize stormwater runoff and other potential environmental impacts, require a landscaped buffer along the boundary between the lot and the street, and provide for the buffering of adjacent residential districts.

Proposed Dimensional Regulations-GB (see Sec. 60-500)



Much of the area
is an existing gravel
pit. (see above)

- **Sec. 60-500. Dimensional regulations.**
- All structures in this district, except as noted, shall be subject to the following dimensional regulations:
 - (1) *Minimum lot width and depth.* No building used for commercial or office uses shall be constructed on a lot having less than 10,000 square feet minimum lot area and measuring 100 feet in width. No lot shall be less than 100 feet in depth. Buildings used for residential uses shall have the same minimum lot area, width and depth as provided for buildings in the Multifamily Suburban District (MFS), section 60-307(1).
 - (2) *Density.* Not more than 30 percent of the total lot area shall be covered by buildings used for commercial or office uses. The density of residential uses shall be the same as that required for buildings in the Multifamily Suburban District (MFS), section 60-30(2).
 - (3) *Yard requirements.*
 - a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 35 feet or 35 percent of the average depth of the lot, whichever is less.
 - b. *Side.* There shall be a distance of five feet between any side property line, plus the side yard setback shall be increased one foot for every two feet or part thereof increase in street frontage over 60 feet to a maximum of 25 feet for side yard setback.
 - c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot, whichever is less. No front yard need to be any deeper than the average depth off front yards on the lots next thereto on either side. A vacant lot or a lot occupied by a building with a front yard more than 25 feet shall be considered as having a front yard of 25 feet.
 - d. *Principal buildings.* More than one principal building may be erected on a lot, provided that the building meet all yard setback requirements and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.
 - e. *Railroad tracks.* Where the principal use requires access to a railroad, the yard requirements are disregarded for the side of the building adjacent to the railroad trackage. The engineering requisites for a safe and properly designed siding and building setback acceptable to the railroad shall take precedence.
 - f. *Open and unbuilt spaces.* Any yard, space or area required to be kept open and unbuilt on may be used, if otherwise lawful for outdoor storage and display of articles, supplies and materials. Such outdoor storage and display shall occupy no more than 20 percent of the lot with display areas not to exceed one-quarter of the total allowable area. Storage and display areas shall be clearly identified on the land in a fixed location. Storage areas shall be screened from the view of an abutting residential district or use and from the street by an evergreen tree line planted in staggered rows having the base of the trees not more than ten feet apart or by a solid fence not less than six feet in height.
 - (4) *Height.* No permitted structure shall exceed four stories or 45 feet in height. Religious buildings, municipal buildings or buildings listed by the state historic preservations commission may have a steeple, cupola or tower to a maximum height of 90 feet, if said structure is limited to 15 percent of the footprint of the principal building. In the airport approach zone, Federal Aviation Administration regulations shall apply. Accessory structures, including windmills, that are necessary for the operation of an allowed principal use may exceed the above maximum height requirements, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of the yard required pursuant to this section. In the airport approach zone, Federal Aviation Administration regulations shall apply.
 - (5) *Off-street parking.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses as set forth in article V of this chapter.

- **Sec. 60-499. Use regulation.**

(a) *Permitted uses.* The following uses are permitted:

- (1) Residential dwelling uses permitted in the Multifamily Suburban District (MFS) (division 7 of article IV of this chapter).
- (2) Grocery stores and supermarkets.
- (3) Clothing stores.
- (4) Furniture stores.
- (5) Department stores.
- (6) Specialty shops.
- (7) Hotels and motels.
- (8) Funeral homes and mortuaries.
- (9) Child day care centers.
- (10) Medical and dental clinics.
- (11) Wholesale bakeries.
- (12) Retail laundries and dry cleaners, but not plants.
- (13) Banks, business and professional offices.
- (14) Public transportation passenger offices.
- (15) Governmental offices.
- (16) Municipal, civic or public service buildings and other utility facilities.
- (17) Warehouses, wholesale offices, salesrooms and showrooms.
- (18) Restaurants, bars, dining rooms or lunchrooms, but not to include drive-in and carry-out restaurants.
- (19) Halls, private clubs and lodges, bowling alleys, ice- and roller-skating rinks, indoor theaters and similar places of indoor amusement or recreation.

- (20) Animal hospitals and pet shops, but no kennels.
- (21) Business equipment repair and business services.
- (22) Radio and television studios.
- (23) Printing shops, but not publishing plants.
- (24) Retail, service, office and commercial uses like the foregoing.
- (25) Carwashes.
- (26) Accessory uses, building and structures.
- (27) Shelters for abused persons.
- (28) Greenhouses and lawn maintenance services.
- (29) Temporary outdoor places of amusement.
- (30) Churches and temples.
- (31) Adult use and medical marijuana stores subject to the requirements of chapter 14, article XVIII of the City of Auburn Ordinances.
- (32) Marijuana cultivation accessory to a licensed retail store on the same property.

(b) *Special exception uses.* The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:

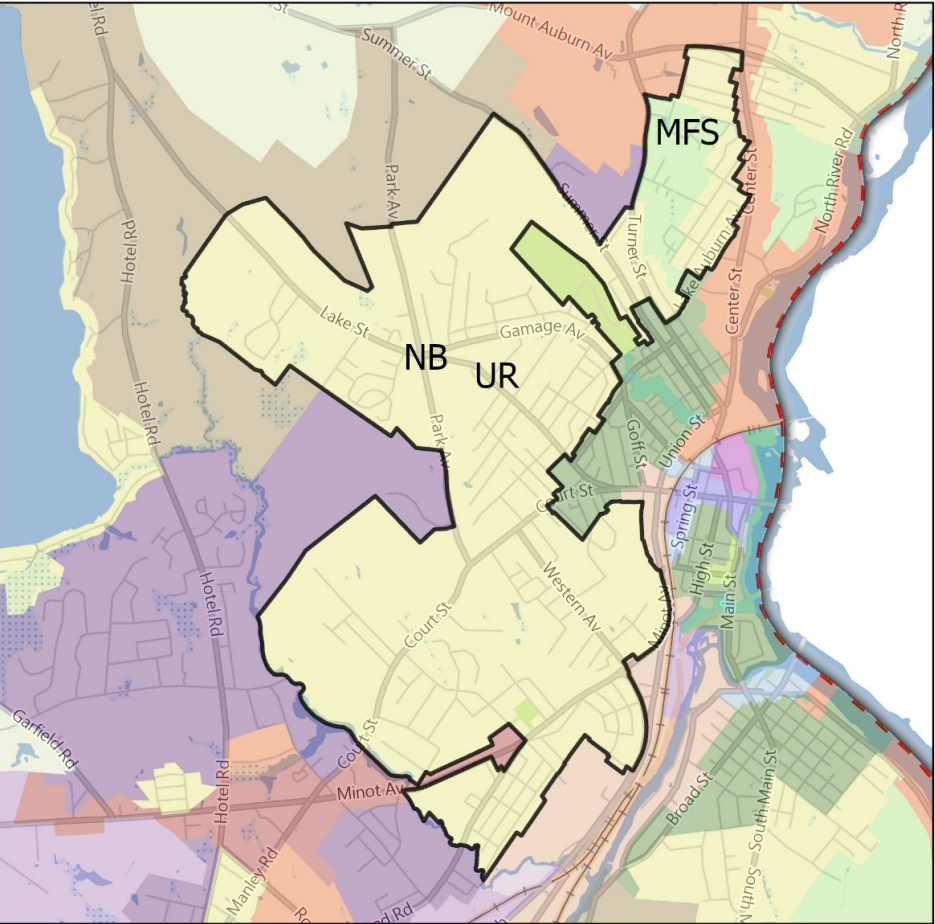
- (1) Automobile filling stations.
- (2) Automobile repair and service stations.
- (3) Automobile and marine sales lots and sales and service agencies.
- (4) Automobile and marine paint and body repair shops.
- (5) Hospitals, care homes, boardinghouses and lodging houses.
- (6) Research or philanthropic institutions.

- (7) Outdoor theaters.
- (8) Drive-in or carry-out restaurants.
- (9) Commercial parks.
- (10) Sales, rental and service agencies for mobile homes, farm equipment, trucks and trailers, and machine equipment.
- (11) Light industrial plants which will not create a nuisance by noise, vibration, smoke, odor or appearance.
- (12) Off-street parking as a commercial or municipal use provided that such parking is limited to occupants of buildings located within 500 feet of such parking area whether within the same district. The planning board may impose conditions regarding fencing and screening, drainage, ingress and egress, signs and lighting, and total capacity of the parking area as it deems necessary to protect the character of the neighborhood.
- (13) Trucking terminals and similar nonprocessing storage and distribution uses, except bulk storage of chemicals, petroleum products and other flammable, explosive or noxious materials.
- (14) Convenience stores.
- (15) Research, experimental and testing laboratories.
- (16) Landscape services.
- (17) Any new building of 5,000 square feet or more or any existing building which proposes a use permitted under subsection (a) of this section which will occupy an area of 5,000 square feet or more.
- (18) Automotive towing and storage.
- (19) Major retail development provided that it meets the conditions noted in section 60-45(g).
- (20) Outpatient addiction treatment clinics.
- (21) Adaptive reuse of structures of community significance.

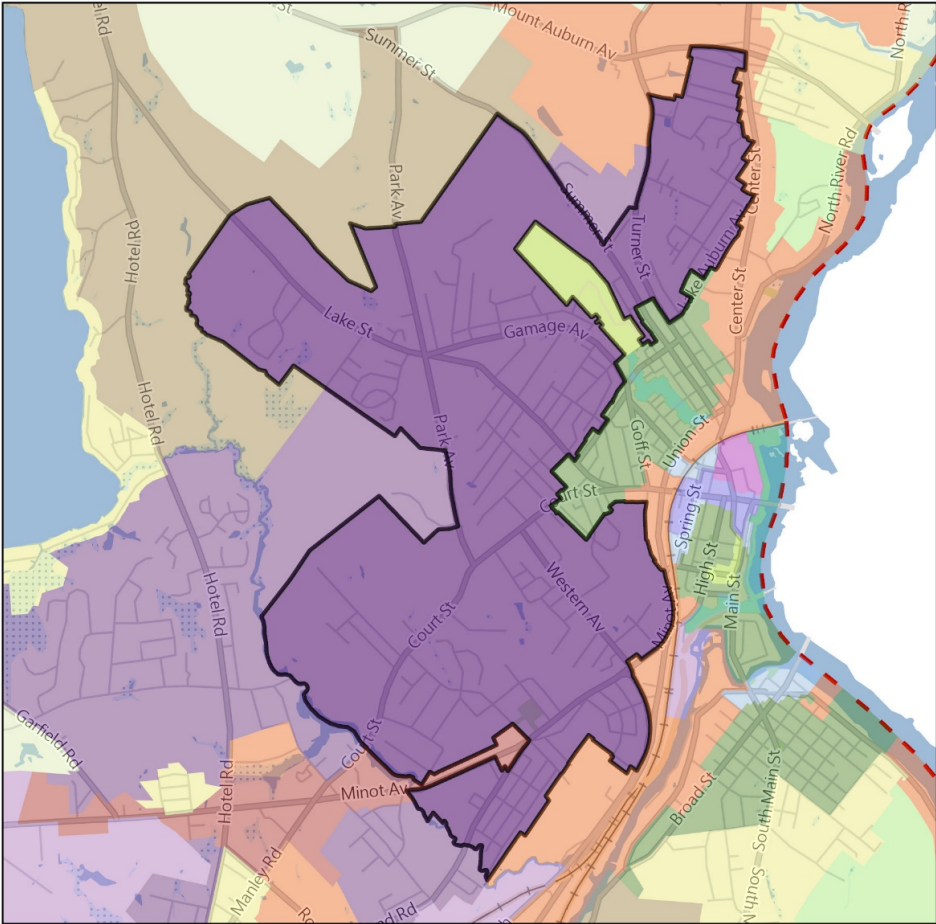
Proposed Allowed Uses for Gracelawn Area; General Business: GB

Proposed Urban Residential to Traditional Neighborhood Development District Area:T-4.2 (1,687.41 Acres)

















Court Street: Exhibit C



Current Zoning



Proposed Change

Recommended Zoning Updates		Current Zoning	
Description			
	Comp Plan to TNDD		AG - Agriculture and Resource Protection
	<all other values>		GB - General Business
			GB II - General Business II
			ID - Industrial
			MFS - Multi-Family Suburban
			RR - Rural Residential
			SR - Suburban Residential
			UR - Urban Residential
			T-4.1 - Traditional Mainstreet Neighborhood
			T-4.2 - Traditional Downtown Neighborhood
			T-5.1 - Downtown Traditional Center
			T-5.2 - Downtown City Center
			T-6 - Great Falls Metropolitan
			C/OS - Conservation / Open Space

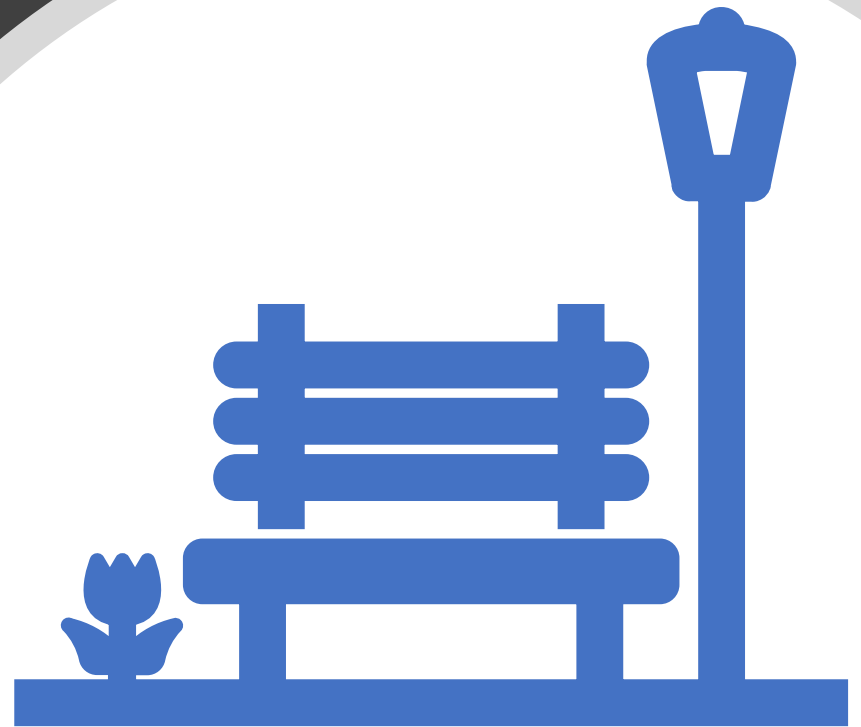


TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (COURT STREET) (TND) T-4.2

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

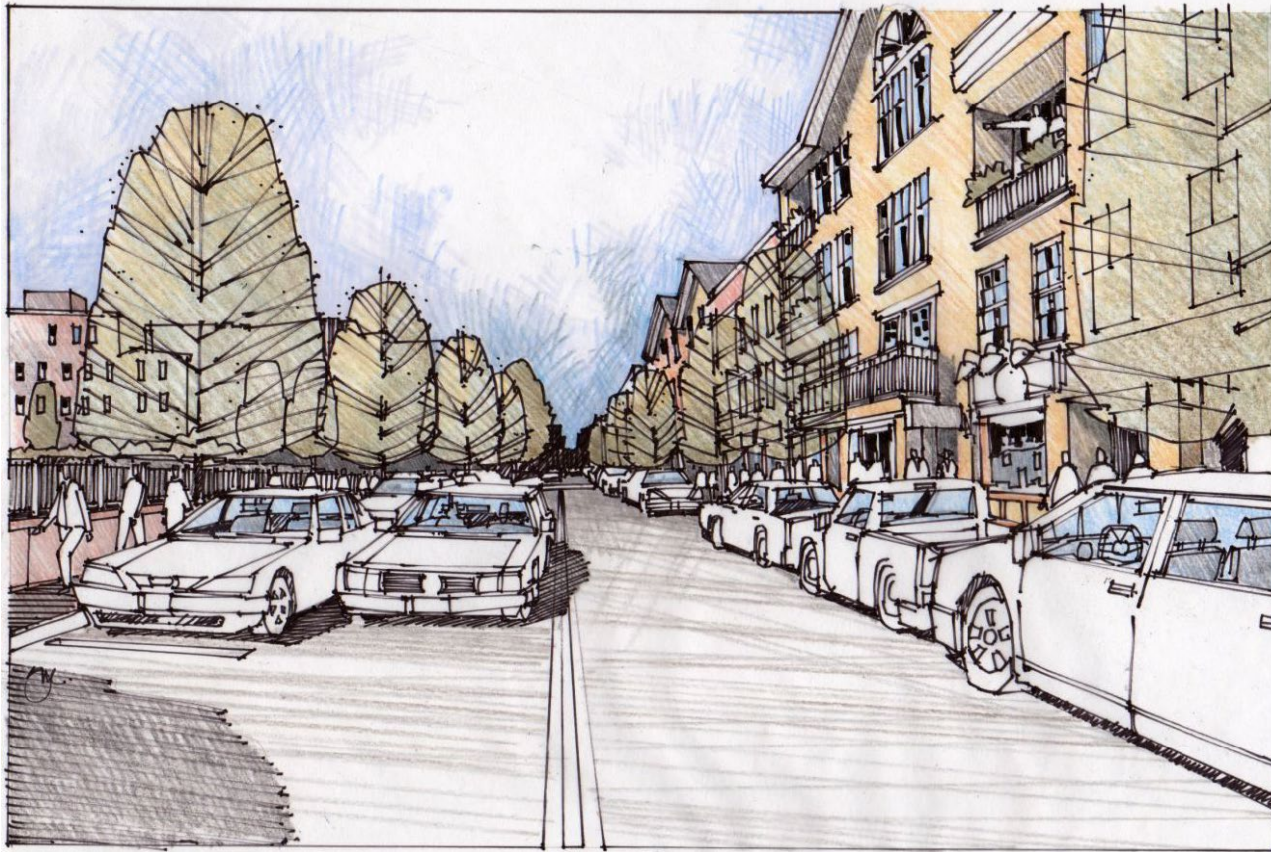
Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).



Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

Illustrative View of T-4.2 (Spring Street)



- Allows for Infill Development.
- Encourage Revitalization.
- Promote Housing Affordability.
- Help Small Businesses.
- Promote Walkability.
- Creates a Sense of Place-Charmed New England Towns and Cities.
- Addresses many legally non-conforming lots (70% or more-**Stop Regulating the Wrong Things**)

Intent and Purpose:

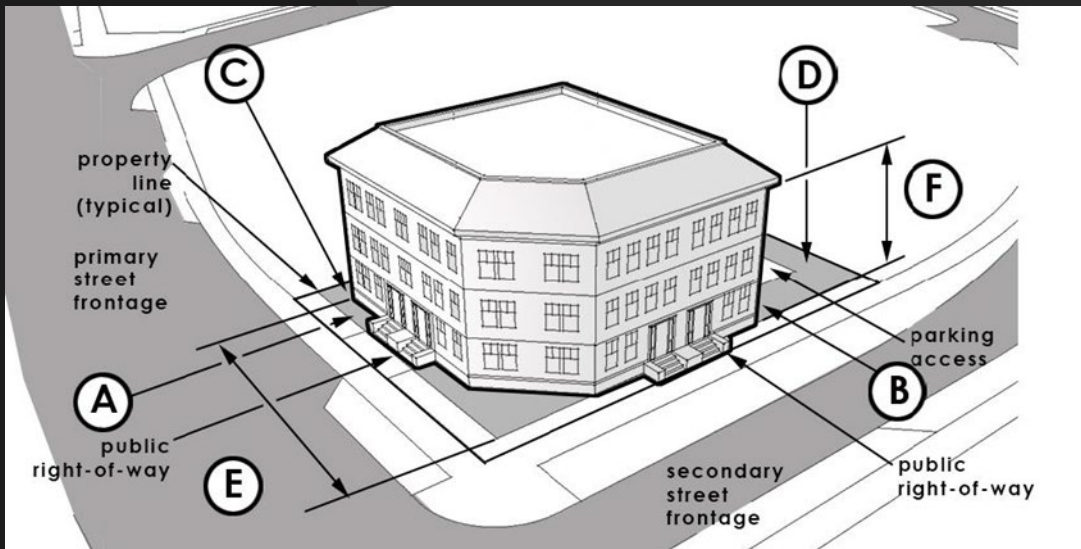
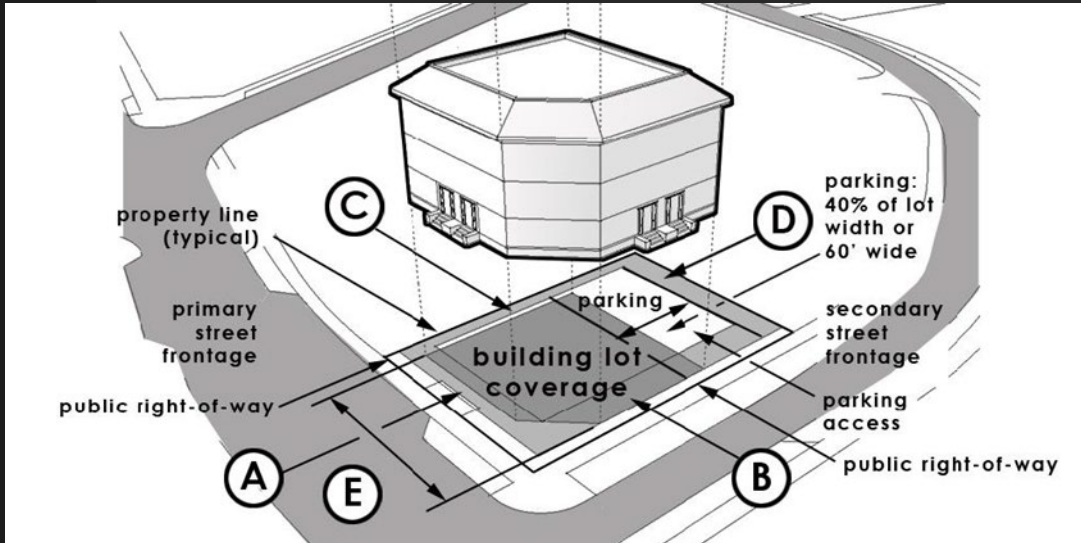
Traditional Downtown Neighborhood (T-4.2)

The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.



Sheridan Avenue-
Example; Existing legally non-
conforming lots.
(Required existing 25' setback)

Examples of Traditional Downtown Neighborhood T-4.2



PRINCIPAL BUILDING PLACEMENT:

Front Setback, Principal:	5 ft. Min/, 15 ft. Max	(A)
(Corner Lot) Front Setback, Secondary:	5 ft. Min., 15 ft. Max.	(B)
Side Setback:	5 ft. Min.	(C)
Rear Setback:	10 ft. Min.	(D)
Building Lot Coverage:	70% Max.	
Useable Open Space:	10% Min.	
Frontage Build-Out:	60% Min (along Front Setback, Primary)	
Lot Width:	24 ft. Min, 120 ft. Max.	

PRINCIPAL BUILDING CONFIGURATION:

Building Width:	14 ft. Min., 110 ft. Max.	(E)
Building Height Minimum:	1 Story Min.	(F)
Building Height Maximum:	3 Story Max.	(F) (excluding attic story)

Western Avenue-
Example; legally non-conforming lots.
(Required existing 25' setback) and Infill opportunity.

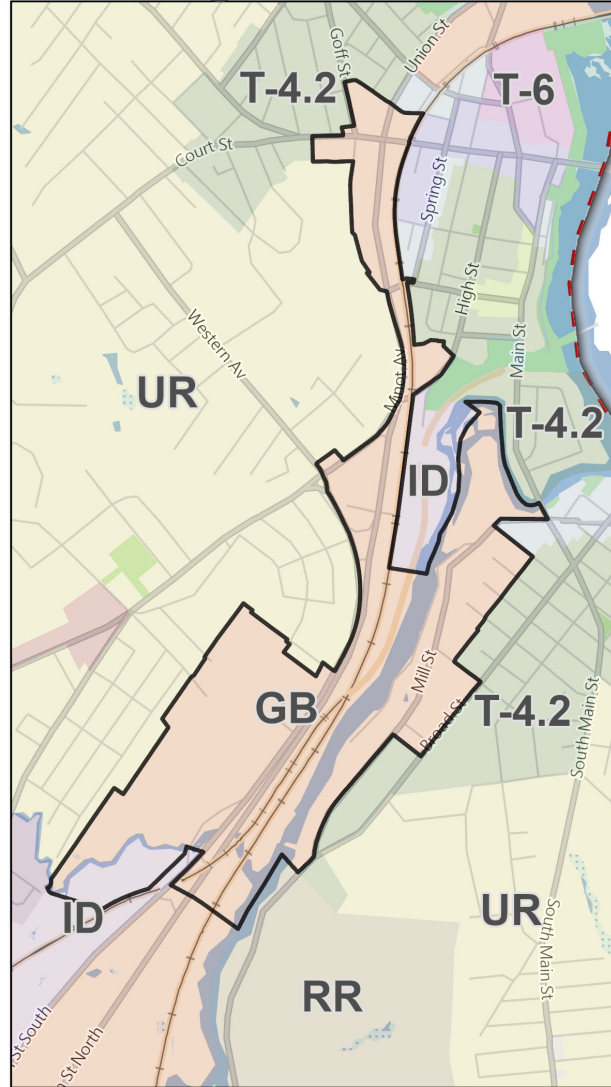


Key:	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU =	Dwelling unit

Proposed Allowed Uses for Court Street Area-T-4.2

USE(1)	T-4.1	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS (2)
Residential Type Use						
Single Family	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	1 sp/DU
Multi-Family	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & Breakfast < 4 Rooms	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & Breakfast > 4 Rooms	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/Child Care Facility	S	S	S	S	P	½ sp/employee plus 1 sp/ 8 users
Home Occupation	P	P	P	P	P	Based on Use Type (Ch. 60, Art. IX)
Community Based Residential Facilities	P	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding House/ Lodginghouse	P	P	P	S	X	1 sp/guestroom plus
						1 sp/employee
Office/Service Type Use						
Professional Offices	S	S	P	P	P	None
Medical and Dental Clinics	S	S	P	P	P	None
Personal Services	S		P	P	P	None
Retail Type Use						
General Retail	S	S	P	P	P	None
Age Restricted Retail (3)	S	S	S	S	S	None
Specialty Shops	S	P	P	P	P	None
Restaurant up to 30 seats w/16 outdoor	X	S	P	P	P	None
Restaurant over 30 seats w/16 outdoor		S	S	P	P	None
Halls, Private Clubs, Indoor Amusement	S	S	S	P	P	None
Artist Studios, Performing Art Center	S	S	P	P	P	None
Civic						
Church or Places of Worship	S	S	P	P	P	None
Government Offices	X	X	P	P	P	None
Art Galleries	S	P	P	P	P	None
Transportation Facilities	X	X	S	S	S	None
Adaptive Reuse of Structures of Community Significance	S	S	S	S	S	None

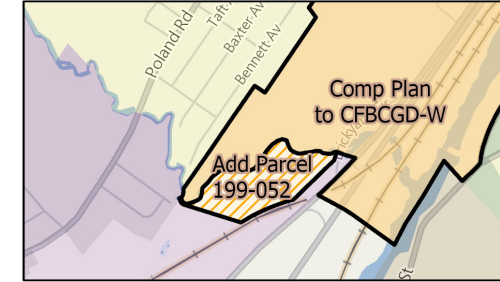
Washington Street: Exhibit B



Current Zoning



Proposed Change



Add Parcel
199-052

Recommended Zoning Updates

- Comp Plan to CFBCGD-W
- Add Parcel 199-052

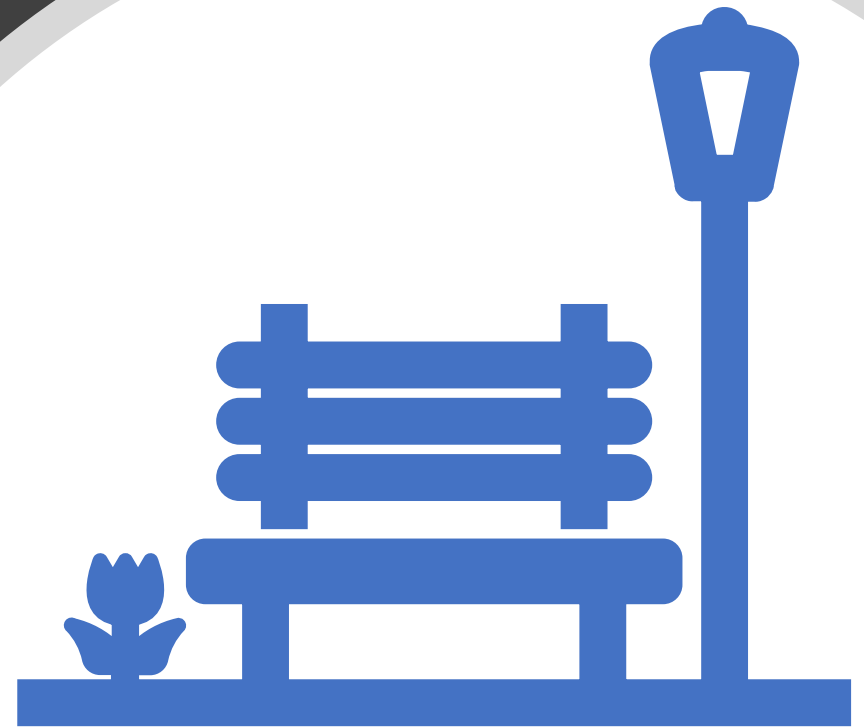
Current Zoning

- GB - General Business
- GB II - General Business II
- ID - Industrial
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- C/OS - Conservation / Open Space

COMMERCIAL FORM-BASED CODE GATEWAY DEVELOPMENT DISTRICT (WASHINGTON STREET) (CFBCGD-W)-Proposed T-5.1

Objective – To allow for mixed use development while protecting and providing transitions to the abutting residential neighborhoods. Within this area attractive road fronts should be established that enhance a complete street city gateway and provide the essence of a welcoming, vibrant community, with neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. The CFBCGD-W should enhance development and design standards to allow this area to evolve into an attractive gateway into the city. Specifically, a portion of this designation pushes a transformation of Washington Street South/Routes 4 and 100 to a two-lane high-speed connector while Washington Street North Routes 4 and 100 becomes a local connector with future Form Based Code Commercial Development. Residential uses should be allowed at a density of up to 16 units per acre provided they are accessory to commercial uses.

Allowed Uses – The Commercial Form-Based Code Gateway Development District – W generally follows the boundaries of the existing General Business areas along Washington Street, in effect at the time of the 2021 Comprehensive Plan update. The Commercial Form-Based Code Gateway Development District – W should allow for medium-scale, multi dwelling development with up to three stories (plus attic space), with multiple commercial uses allowed that mirror existing form based code within the city to include, but not be limited to general offices, government uses, lab and research facilities, low impact industrial, studios, parks and open spaces, veterinary services, medical and dental clinics, general retail, restaurants, schools, churches, convenience stores with gas stations, specialty shops, auto service stations, care facilities, lodging, clinics and hotels.



Development Standards – New development, redevelopment and substantial expansions should be subject to an enhanced set of development and design standards to assure that this area evolves as an attractive gateway. These standards should maintain appropriate setbacks for new development, encouraging shallow or no front setbacks, screen parking areas from Washington Street and provide incentives for the use of shared driveways and curb-cuts. Provisions for on street parking should be encouraged. All uses in this district should be located, sited, and landscaped in such as manner as to preserve open space, control vehicle access and traffic and provide adequate



- Allow for mixed use development while protecting and providing transitions to the abutting residential neighborhoods.
- Welcoming Gateway to Auburn Urban Compact Area. (See Focus Area)

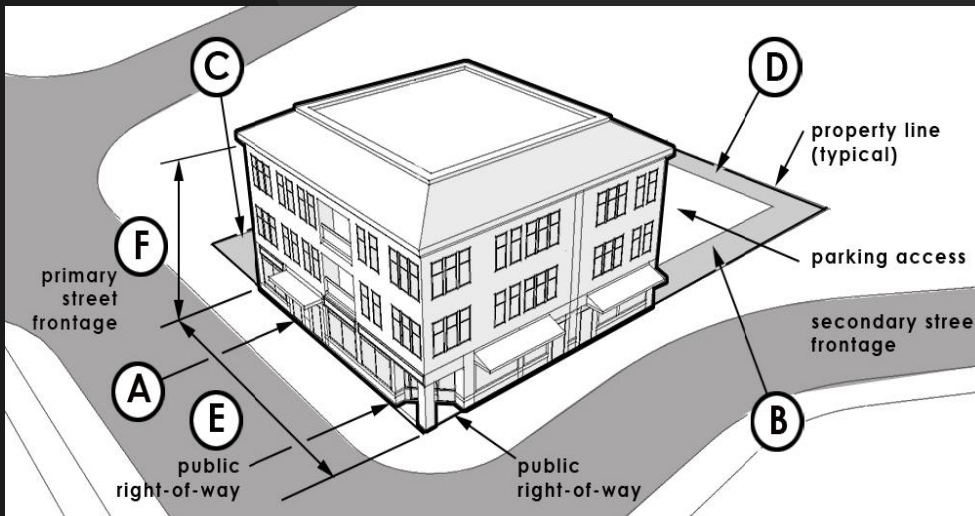
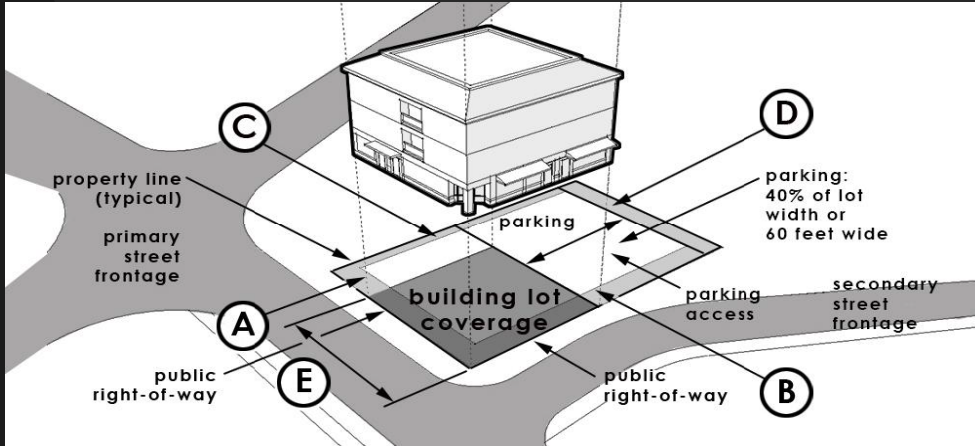
Discussion: The updated comprehensive plan suggest 3 stories (excluding attic story). T-5.1 suggest 4 stories (excluding attic story)

Illustrative View of T-5.1 (Future Great Falls Plaza)

Intent and Purpose: Downtown Traditional Center (T-5.1)

The Downtown Traditional Center zone is characterized by medium to larger sized buildings in a compact urban environment that generates an active street life. There is interplay between the Public Realm of the busy street and sidewalk, and the Private Realm of the residential stoops, commercial storefronts and gallery building

Examples of Downtown Traditional Center T-5.1

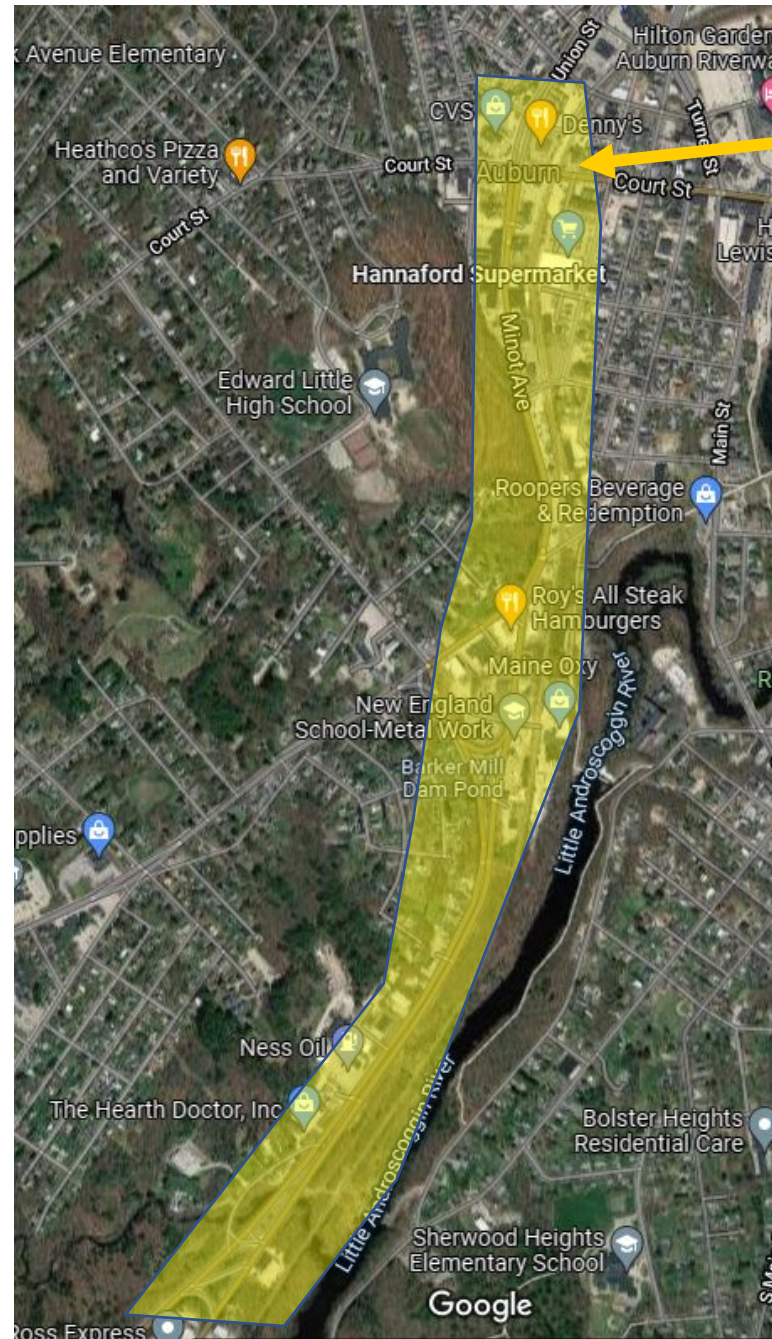


PRINCIPAL BUILDING PLACEMENT:

Front Setback, Principal:	0 ft. Min., 10 ft. Max.	(A)
(Corner Lot) Front Setback, Secondary:	0 ft. Min., 10 ft. Max.	(B)
Side Setback:	0*—5 ft. Min.	(C)
*Subject to Building Permit Approval		
Rear Setback:	10 ft. Min.	(D)
Building Lot Coverage:	75% Max.	
Useable Open Space:	5% Min.	
Frontage Build-Out:	75% Min. along Front Setback, Primary	
Lot Width:	24 ft. Min, 160 ft.Max.	

PRINCIPAL BUILDING CONFIGURATION:

Building Width:	14 ft. Min., 150 ft. Max.	(E)
Building Height Minimum:	2 Story Min. (F)	
Building Height Maximum:	4 Story Max. (excluding attic story)	(F)



Focus Area for City Gateway (1.5 Miles-30 Minute Walk)

Key:	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU =	Dwelling unit

USE(1)	T-4.1	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS (2)
Residential Type Use						
Single Family	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	1 sp/DU
Multi-Family	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & Breakfast < 4 Rooms	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & Breakfast > 4 Rooms	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/Child Care Facility	S	S	S	S	P	½ sp/employee plus 1 sp/ 8 users
Home Occupation	P	P	P	P	P	Based on Use Type (Ch. 60, Art. IX)
Community Based Residential Facilities	P	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding House/ Lodginghouse	P	P	P	S	X	1 sp/guestroom plus
						1 sp/employee
Office/Service Type Use						
Professional Offices	S	S	P	P	P	None
Medical and Dental Clinics	S	S	P	P	P	None
Personal Services	S		P	P	P	None
Retail Type Use						
General Retail	S	S	P	P	P	None
Age Restricted Retail (3)	S	S	S	S	S	None
Specialty Shops	S	P	P	P	P	None
Restaurant up to 30 seats w/16 outdoor	X	S	P	P	P	None
Restaurant over 30 seats w/16 outdoor		S	S	P	P	None
Halls, Private Clubs, Indoor Amusement	S	S	S	P	P	None
Artist Studios, Performing Art Center	S	S	P	P	P	None
Civic						
Church or Places of Worship	S	S	P	P	P	None
Government Offices	X	X	P	P	P	None
Art Galleries	S	P	P	P	P	None
Transportation Facilities	X	X	S	S	S	None
Adaptive Reuse of Structures of Community Significance	S	S	S	S	S	None

Potential Approval Process

- **January 3, 2022 City Council Meeting**– Direct Staff to Draft text and maps to implement 4 recommendations from the Comprehensive Plan.
- **February 8, 2022 Planning Board Meeting** – Review proposed language and maps and hold Public Hearings - Forward recommendations to Council (We are here).
- **Tentative March 8, 2022 Planning Board Meeting** – Review proposed language and maps and hold Public Hearings - Forward recommendations to Council.
- **February – March – April** - Return to Council for Action with Planning Board Recommendations-2 Readings and a Public Hearing Required.