

## LAND USE

Since the 2009 Comprehensive Plan was adopted, there have been many changes throughout the town relating to land use. Many of the changes involved the implementation of recommended actions contained in the 2009 Plan, but several were the result of necessary zone changes that had not been anticipated at the time the plan was adopted. It was through the consideration and implementation of these projects that the idea to update the 2009 Comprehensive Plan was developed, and in particular to consider revisions to the Land Use section of the plan.

While the real estate market and the economy in general was slow through the first 2 years after plan adoption, the last two years have been quite active as the economy improved and housing starts and sales rebounded. In raw numbers, 187 new residential units were created since the adoption of the 2009 Comprehensive Plan. Of these 187 units, 133 were single family homes, 49 were multiplex rental units and 5 were multiplex ownership (condo) units.

This chapter has been updated to remove accomplished actions and to add new goals and actions that will extend through the next 10 year planning period. (Added: 2014 Plan Update)

***GOAL 1: Consider allowing additional uses to the Route 1 commercial districts to allow for support services for employees of the businesses located there, as well as for the entire community to utilize.***

*(Added: 2014 Plan Update)*

***Action:*** *Consider adding Retail (limited to 3500 s.f.) and Restaurants (limited to 3500 s.f.). Ensure that all new development conforms to the Route 1 Design Guidelines and develop performance standards for hours of operation, number of seats, parking, lighting and signage. (Added: 2014 Plan Update)*

### **GOAL 2:**

***Continue to work to create opportunities for the development of affordable housing.*** *(Added: 2014 Plan Update)*

***Action:*** *Consider establishing an affordable housing overlay zone in west Cumberland. (Added: 2014 Plan Update)*

### **GOAL 3:**

**To encourage the preservation of land that is suitable for agricultural use.**

**ACTION:** Create a Farmland Overlay for lots greater than 10 acres or on which the current use is agricultural. This overlay will then require that any subdivision developments within the area conform to the Conservation Subdivision Ordinance.

**GOAL 4:**

**To connect the major roads in town to conserve fuel and allow for more efficient and convenient vehicle, bike and pedestrian travel.**

ACTION: Inventory potential connections between the following roads:

- Greely and Tuttle
- Tuttle and lower Rt. 9 (via Harris Rd.)
- Greely Road Extension and Pleasant Valley Road.

**GOAL 5:**

**Require that future subdivisions be designed so as to preserve or protect agricultural use, environmentally sensitive land, and scenic areas while clustering homes in areas of least visibility from the roadways.**

ACTIONS:

1. Adopt a Conservation Subdivision Ordinance to protect the above types of land and to site homes in areas of least visibility from roadways.

**GOAL 6:**

**Reduce dependence on cars and encourage safe, non-vehicular transportation for all age groups.**

ACTIONS:

1. Interconnect new subdivision with existing ones or leave connections to undeveloped sites.
2. Work to link existing trails by strengthening ordinance language. Delete reference to Greenbelt Map, instead state "any observable trail shall be preserved in its existing location or relocated on the site in such a way as to preserve the existing trail connection."
3. Develop bike/pedestrian ways along all major roads so that residents are able to get to the town center, major recreational areas, commercial areas and jobs.
4. *Explore opportunities for bus service between and among surrounding communities so that younger and older residents who are without drivers' licenses have the ability to get around the area.* (Added: 2014 Plan Update)

**GOAL 7:**

**Work towards creating a more "liveable" community.**

ACTIONS:

1. Strive to create a mix of homes, jobs, services and amenities in areas with proximity to town services.
2. Encourage diversity within the community by adopting affordable housing zoning provisions.

3. Encourage/allow for a variety of housing types to meet the needs of single residents, young families and seniors so that the ability to stay in the community for a lifetime is possible for all income levels.
  4. Have pedestrian/bike friendly connections within densely developed residential areas and within commercial areas. Connect whenever possible.
  5. Facilitate the development of mixed use projects.
  6. Maintain existing trail systems within the town and where possible, connect trails.
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The Land Use section of this plan provides an overview of how the town has developed both historically and in the more recent past. It evaluates how successfully the town's pattern of growth has respected natural, historic, rural, and other resources; and also whether housing, jobs and services have been provided within the community. This section then provides recommended actions to ensure that future development, whether residential or commercial, is done in an environmentally sensitive, sustainable and appropriate way. It is interesting to note that *all* of the other chapters of the comprehensive plan, and the issues raised by those chapters, influence, or are influenced by, land use patterns.

## **Zoning**

The first zoning ordinance in Cumberland went into effect in 1949 and since that time zoning has guided Cumberland's development. Early zoning ordinances established separate areas for residential, agricultural and commercial uses. While the number of zoning districts has grown since its adoption, the separation between residential and commercial uses today is very similar to the first zoning districts in that commercial districts continue to be along the major arterial roads which connect Cumberland to its surrounding communities (i.e., Route 100, U.S. Route One and Route 9) while the remainder of the town is zoned for residential and agricultural uses. It is interesting to note, however, that Main Street, in the years prior to zoning, was the location for a variety of uses including agriculture (a piggery and apple orchards) retail (a general store) and an inn and tavern. When zoning went into effect in 1949, Main Street was included as part of the Medium Density Residential (MDR) district which allowed primarily for residential and agricultural uses, but a variety of non-residential uses were also permitted. In 1984, retail, restaurants and office commercial uses were no longer allowed. Main Street was limited to residential development and the only commercial entities were either classified as Home Occupations or "grandfathered", meaning that they were non-conforming uses that were allowed to continue.

Then, as a result of recommendations included in the 2009 Comprehensive Plan, a new zoning district, the Town Center District (TCD), was created to allow for small scale non-residential uses such as cafes, markets, and professional offices. Concurrently, another large area of the Town Center, the "Doane property" was rezoned to allow for higher density, mixed use

development. This area was rezoned as Village Mixed Use (VMU). And lastly, the Route 100 Corridor which had been designated for commercial use only, saw two new residential subdivisions developed. These were medium density, detached single family developments that will contain 34 new affordable homes when completed. These projects were allowed through contract zoning, and it was in fact, these two projects which spawned the idea of updating the Comprehensive Plan. (Added: 2014 Plan Update)

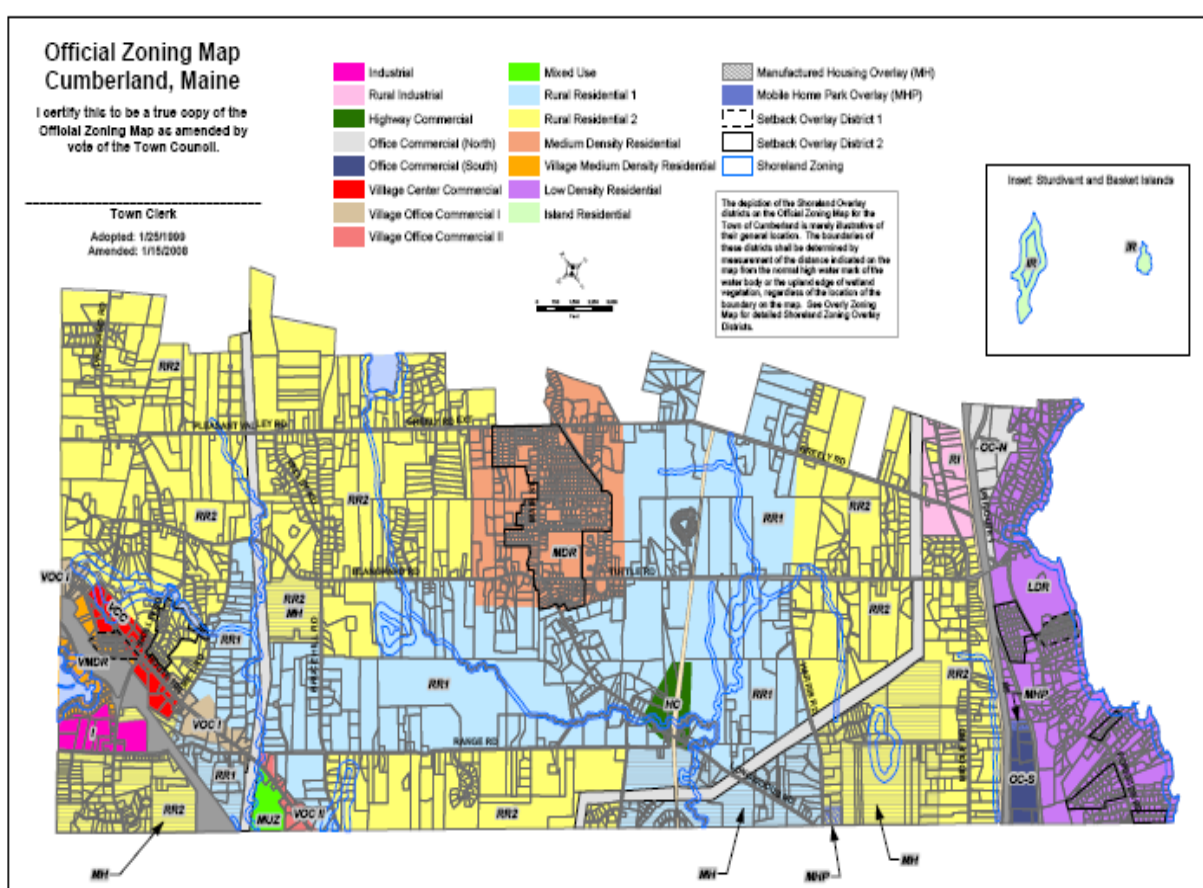
The following chart sets out the purpose and primary uses for each of the current zoning districts and also shows the minimum lot size and road frontage requirements. The map below the chart shows the district locations and boundaries.

District	Description/ Use	Minimum Lot Size	Minimum Road Frontage
Rural Residential District 1 (RR1)	<p>The RR districts primarily allow agriculture, low density residential and other low density uses with the intent of maintaining significant amounts of open space and a generally rural character</p> <p>The RR1 district requires larger minimum lot sizes than does the RR2 district.</p>	<p>4 acre for lots without sewer.</p> <p>2 acres for a lots with sewer</p>	200 feet
Rural Residential District 2 (RR2)	The RR2 district requires lesser minimum lot sizes than does the RR1district.	2 acres whether or not served by sewer	200 feet
Low Density Residential District (LDR)	The main difference between the LDR and the RR districts is that the LDR does not permit animal husbandry, so rather than being areas for farming, the area is zoned primarily for residential use, although agriculture and timber harvesting are permitted.	<p>2 acres for lots without sewer</p> <p>1.5 acres for lots with sewer</p>	150 feet
Medium Density Residential District (MDR)	The MDR is similar to the LDR except that the minimum lot size for parcels served by sewer is 1 acre.	2 acre • 1 acre for lots served by sewer	150 feet

Village Medium Density Residential (VMDR)	The purpose of the VMDR is to provide an area for residential uses on smaller lots to allow for more affordable development. This is a new zone that was created as part of the Route 100 Corridor Planning Committee's work.	20,000 sq. ft.	100 feet
Island Residential District (IR)	The IR district is the zoning for Sturdivant and Basket Islands. Permitted uses include residential, agriculture, timber harvesting and uses related to commercial fishing.	1.5 acre	150 feet
Village Mixed Use (VMU)	The VMU district is located between Drown Road and Route 9, just south of the Library. The purpose of the VMU is to provide an area that allows for dense, village-like development that includes a mix of compatible uses. (Added: 2014 Plan Update)	5,000 sf	50 feet
Mixed Use Zone (MUZ)	The purpose of the MUZ is to provide an area along the Route 100 Corridor that will accommodate a mix of residential, retail and office uses. Permitted uses include business and professional offices with drive through facilities; restaurants; retail; grocery stores; commercial schools, multiplex dwellings, hotels, personal services.	30,000 sq. ft.	100 feet

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.	40,000 sq. ft.	150 feet
Office Commercial North and Office Commercial South (OC-N) (OC-S)	These two districts border the town's northern neighbor (Yarmouth) and southern neighbor (Falmouth). The Northern OC permits high density residential development while the OC South is designed for office commercial with no residential.	One (1) acre 20,000 sq. ft. per unit in a duplex or multiplex 10,000 sq. ft. per unit for 55+ housing	150 feet

Village Office Commercial 1 (VOC 1)	The purpose of the Village Office Commercial I district is to provide substantial areas for integrated development of professional offices and related businesses in a park or campus-like setting which are of a unified architectural design and landscaping, compatible with the natural surroundings.	40,000 sq.ft.	75 ft.
Village Office Commercial 2 (VOC 2)	The purpose of the Village Office Commercial II is to provide for the flexible development or redevelopment of an area that has historically featured a mix of residential and retail uses.	40,000 sq.ft.	75 ft.
Village Center Commercial (VCC)	The purpose of the Village Center Commercial District is to provide an area that allows for a mix of commercial uses such as retail sales, restaurants and business and professional offices.	20,000 Sq. ft.	75 ft.
Rural Industrial (RI)	The purpose of the Rural Industrial Zone is to establish a mixed zone of rural residential and industrial and commercial uses, including home occupations.	2 acre	200 feet
Industrial (I)	The purpose of the I District is to allow a wide range of employment-intensive and production facilities.	80,000 square feet	200 feet



## Land Use Patterns

Residential districts make up most of the land in town and so it is not surprising that the predominant land use type in Cumberland is single-family residential.

Acreage dedicated to residential use<sup>2</sup> makes up about 56% of all land in town while commercial uses accounts for under 2% of all land. The 1200 acres of open space is about 8% of the total land, while a little over 3000 acres, or 21% of the total land in town, is categorized as vacant land. Roads and utilities take up approximately 10% of the land in town.

The location of the various land use types throughout town is illustrated in the chart below (“Acres by Use and by Zone”) and the Current Land Use map at the end of this section. Among other things, this data indicates:

94% (13,792 acres) of the land in town is within the residential districts. Most of that (79%) is in the Rural Residential districts.

Of the land within the four residential districts, 57% (7,900 acres) of the parcel acreage is currently dedicated to residential use.

56% (6,470 acres) of the parcel acreage within the two Rural Residential districts is currently dedicated to residential use while 64% (1,430 acres) of the parcel acreage within the two denser residential districts (MDR & LDR) is currently dedicated to residential use.

Of the land within the residential districts, about 8.5% (1,180 acres) of the acreage is designated as open space<sup>3</sup>. Vacant land makes up about 21% of the land within the residential districts and consists of 2880 acres. Almost 93% of the vacant land within residential districts is<sup>2</sup> in the rural residential areas. The MDR & LDR only have about 210 acres of vacant land.

An entire parcel is considered dedicated to residential use if it contains a house. This may be a small lot on which only one house could fit under current zoning or it may be a large lot that has potential for many further lot subdivisions.<sup>3</sup>

Only about 17 acres of open space occurs in a non-residential district.

*Source: Town of Cumberland assessment records*

Acres By Use		
Use	Acres	%
<i>Residential</i>	8,209	56.0%
<i>Commercial</i>	270	1.8%
<i>Muni/ Civic</i>	195	1.3%
<i>Open Space</i>	1,200	8.2%
<i>Vacant</i>	3,072	20.9%
<i>Unknown</i>	207	1.4%
<i>Roads &amp; utilities (approx.)</i>	1,519	10.4%
<b>Total</b>	<b>14,672</b>	<b>100.0%</b>

This information provides a general picture of the distribution of land uses in town, and underscores the fact that most of the current use of land is residential and most of the land, whether developed, partially developed or vacant, is zoned for residential use with lots of 2 – 4 acres<sup>4</sup>. The map and parcel data however do not give a complete picture of the development trends or the intensity of development by location.

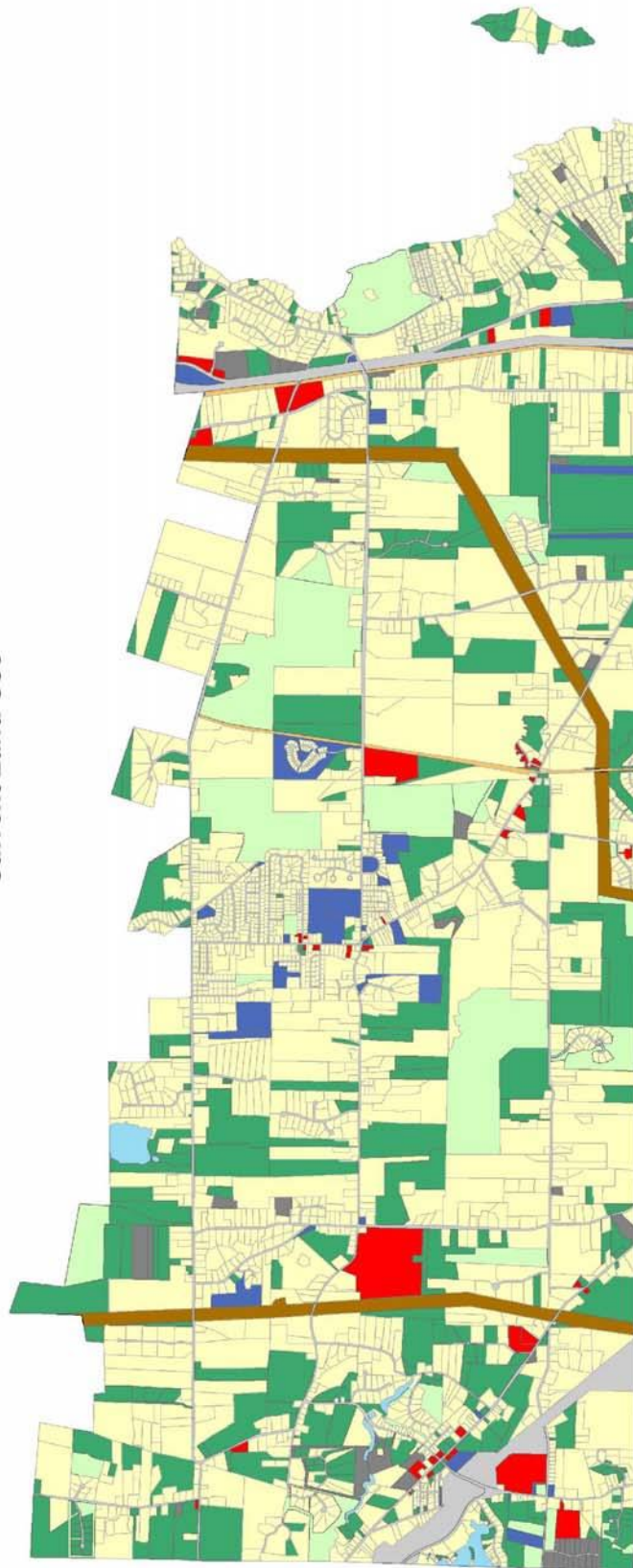
It is important when viewing the current land use map to keep in mind that many of the large parcels designated as “residential” are substantially undeveloped, and may well look and function as rural land, providing habitat, water quality protection, recreational opportunities (depending on what if any access is permitted), and some level of food and fiber production. Aerial photos, which are part of the appendices of this Comprehensive Plan, and windshield surveys or community tours, can provide valuable information about the use and the character of specific lands within in town.



<b>Acres By Use and By Zone</b>									
<b>Zoning</b>	<b>Acres in Zone</b>	<b>Residential</b>	<b>Commercial</b>	<b>Muni/ Civic</b>	<b>Open Space</b>	<b>Vacant</b>	<b>Unknown</b>	<b>Total</b>	<b>Roads (approx.)</b>
<b>HC</b>	147	58	14	0	0	22	11	105	42
<b>I</b>	129	6	36	14	17	35	0	108	21
<b>IR</b>	66	21	0	0	0	45	0	66	0
<b>LB</b>	147	72	6	1	0	15	2	95	52
<b>LDR</b>	1,091	715	3	2	107	154	17	997	94
<b>MDR</b>	1,145	711	5	8	7	56	0	787	358
<b>OC</b>	232	47	13	22	0	73	30	187	45
<b>RI</b>	159	100	21	0	0	4	0	125	34
<b>RR1</b>	4,489	2,508	44	73	779	876	27	4,308	181
<b>RR2</b>	7,067	3,970	127	74	291	1,793	120	6,375	692
<b>Total</b>	<b>14,672</b>	<b>8,209</b>	<b>270</b>	<b>195</b>	<b>1,200</b>	<b>3,072</b>	<b>207</b>	<b>13,153</b>	<b>1,519</b>
<b>% Tot</b>	<b>100.0%</b>	<b>56.0%</b>	<b>1.8%</b>	<b>1.3%</b>	<b>8.2%</b>	<b>20.9%</b>	<b>1.4%</b>	<b>89.6%</b>	<b>10.4%</b>

4. Unless served by sewer and within the MDR or LDR district where lot sizes can be reduced to 1 or 1.5 acres.

# **Town of Cumberland Comprehensive Plan Current Land Use**



Current Land Use	
	Residential
	Vacant
	Cemetery/Open Space/Conservation
	Municipal/Civic/School
	Commercial
	Unknown
	Roads/ROW
	Railroad
	Utility
	Water

Data sources:  
Town of Cumberland

Map Created by:



Map Created: December, 2005

Further detail about the data and analysis  
can be found in the Cumberland  
Comprehensive Plan.



## Land Use Trends

Growth in Cumberland has traditionally occurred along the original roads. In Cumberland Foreside, since the 1940's, growth has been predominately along dead-end streets extending from Route 88 to the water, and from Route 88 inland toward U.S. Route 1. In Cumberland Center, interconnecting neighborhoods were built in a grid-like pattern off of Main Street. Over the past two decades much of the new growth has been in the rural residential districts in the form of subdivisions on dead end streets or as single lot developments along existing roads or on lengthy driveways accessing the back portion of an existing lot.

The following chart lists the number of buildings currently in town by the time period in which they were constructed and by the zoning district in which they are located. Although this list includes all buildings, 97% of these are residential.

The time period of 1991 – 2000 had the highest number of buildings constructed, followed closely by the 1980s and the 1960s. The rate of building has fallen off in the 2001 – 2006 time frame but is still averaging about 30 buildings per year. Almost exactly half of all buildings are located in the rural residential districts. Over a quarter of the buildings are in the medium density residential districts (which comprise Cumberland Center and a section of West Cumberland) and about 17.5% are located in the low density residential district (which is comprised of the Foreside).

% of Total Building by Time Period and by Zone						
Zones	1981-1990		1991-2000		2001-2006	
	#	%	#	%	#	%
<i>HC</i>	7	1.6%	3	0.6%	0	0.0%
<i>I</i>	0	0.0%	0	0.0%	0	0.0%
<i>IR</i>	3	0.7%	1	0.2%	0	0.0%
<i>LB</i>	3	0.7%	2	0.4%	4	2.4%
<i>LDR</i>	98	22.3%	36	7.5%	15	8.9%
<i>MDR</i>	69	15.7%	82	17.0%	18	10.7%
<i>OC</i>	0	0.0%	1	0.2%	4	2.4%
<i>R1</i>	0	0.0%	4	0.8%	1	0.6%
<i>RR1</i>	65	14.8%	140	29.0%	32	19.0%
<i>RR2</i>	195	44.3%	214	44.3%	94	56.0%
	440	100.0%	483	100.0%	168	100.0%

Dwelling Units by Time Period and by Zone						
Zones	1981-1990		1991-2000		2001-2006	
	#	%	#	%	#	%
HC	7	1.6%	3	0.6%	0	0.0%
I	0	0.0%	0	0.0%	0	0.0%
IR	3	0.7%	1	0.2%	0	0.0%
LB	3	0.7%	2	0.4%	4	1.0%
LDR	98	22.3%	68	13.2%	223	58.1%
MDR	69	15.7%	82	15.9%	26	6.8%
OC	0	0.0%	1	0.2%	4	1.0%
R1	0	0.0%	4	0.8%	1	0.3%
RR1	65	14.8%	140	27.2%	32	8.3%
RR2	195	44.3%	214	41.6%	94	24.5%
	440	100.0%	515	100.0%	384	100.0%

Name of Condo	Year	Units	Area
True Spring	1999	20	Route 1
Granite Ridge	2000	14	Route 1
True Spring	2000	2	Route 1
Amy	2001	4	Route 1
Rockwood			
Phase I-III	2002	66	Route 1
Stepping Stone	2002	3	Route 1
Channel Rock	2004	4	Route 1
Falcon	2004	8	Route 1
Hawks Ridge	2004	14	Route 1
Mackworth	2004	22	Route 1
Rockwood			
Phase IV	2004	44	Route 1
Whaleboat	2004	8	Route 1
York Ledge	2004	28	Route 1
Eagles Way	2005	6	Route 1
Sand Point	2005	12	Route 1
Cottage Farms	2006	4	Main St
Osgood Village	2007	6	Main St

265

Of the buildings built up to 1980, about 39% are located in the rural residential districts and about 53% are located in the MDR and LDR residential districts. Since 1981, about 68% of new building has occurred in the rural residential districts and 29% has occurred in the MDR and LDR districts. The proportion of building occurring in the rural districts since 1981 has increased each decade. From 1981 – 1990 59% of building took place in the rural districts, in the 1991 to 2000 time frame, 73% of building was in the rural districts and in the most recent timeframe (2001 – 2006) the percentage is up to 75%.

7/17/2014

However, when accounting for the recent development of condominium units along Route One in the OC North and LDR zones, and in the MDR in the Main Street vicinity (approximately 265 units between 1999 – 2007), the percentage of dwelling units (as opposed to the percentage of buildings) is greater in the LDR. For the 2001-2006 timeframe, approximately 65% of all dwelling units were built in the MDR, LDR and OC districts and about 33% built in the rural districts.

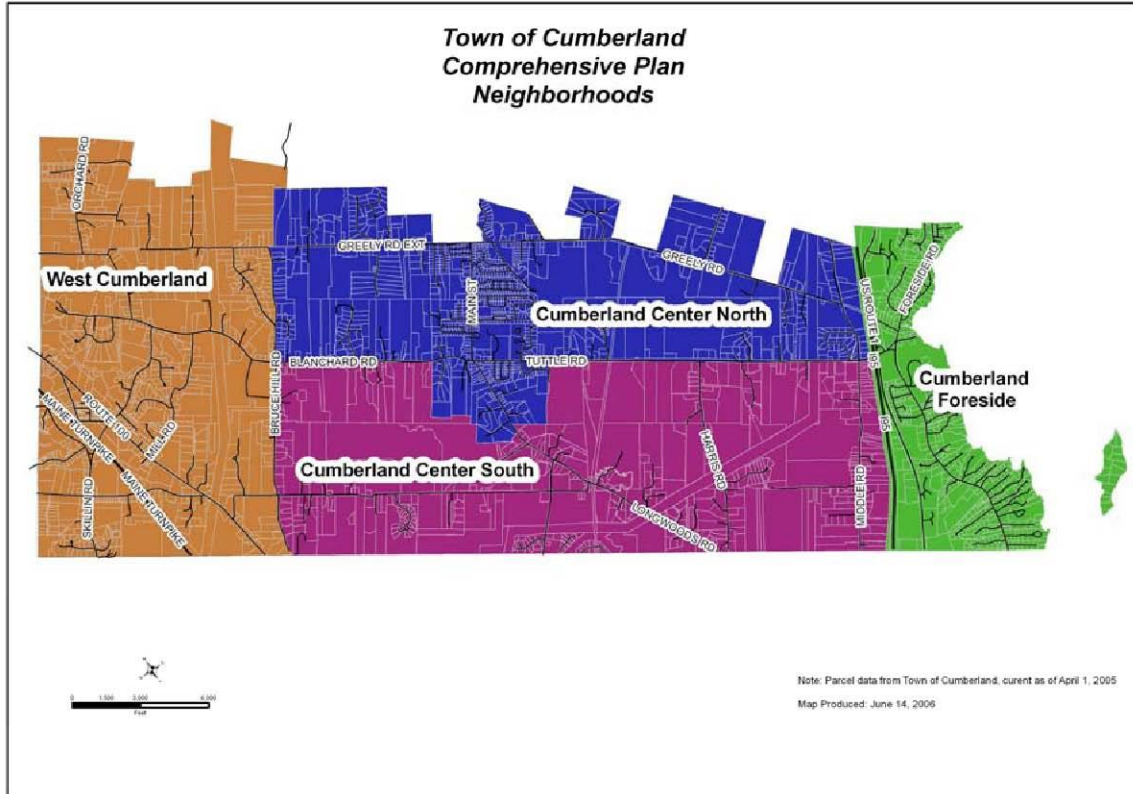
% of Total Building by Time Period and by Zone						
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	#	%	#	%	#	%
HC	7	1.6%	3	0.6%	0	0.0%
I	0	0.0%	0	0.0%	0	0.0%
IR	3	0.7%	1	0.2%	0	0.0%
LB	3	0.7%	2	0.4%	4	2.4%
LDR	98	22.3%	36	7.5%	15	8.9%
MDR	69	15.7%	82	17.0%	18	10.7%
OC	0	0.0%	1	0.2%	4	2.4%
R1	0	0.0%	4	0.8%	1	0.6%
RR1	65	14.8%	140	29.0%	32	19.0%
RR2	195	44.3%	214	44.3%	94	56.0%
	440	100.0%	483	100.0%	168	100.0%

When viewed by neighborhoods, the building data shows that overall, the largest portion of development is in the Cumberland Center North, with about 38% of the total. This area includes the more densely developed Cumberland Center. West Cumberland has about 26% of the buildings while the Foreside has almost 19% and Cumberland Center South has about 17%.

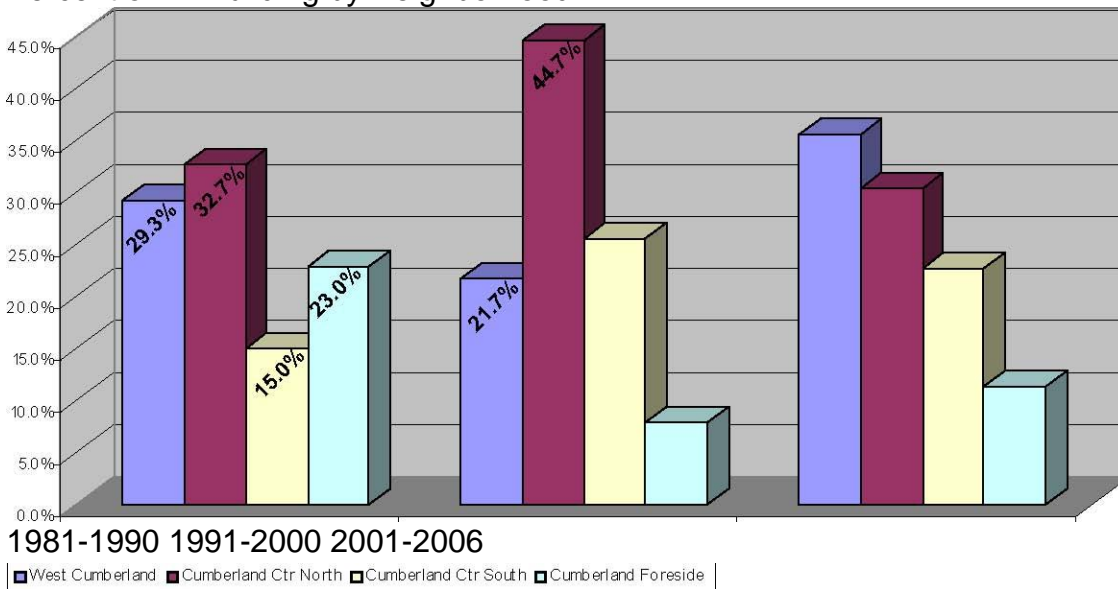
Buildings Built by Time Period and by Neighborhood								
Neighborhood	< 1900	1901-1950	1951-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001
West Cumberland	202	139	21	41	89	129	105	60
Cumberland Ctr North	165	67	104	259	132	144	216	51
Cumberland Ctr South	137	51	21	26	41	66	124	38
Cumberland Foreside	106	57	58	98	79	101	38	19
	610	314	204	424	341	440	483	168

Since 1981, Cumberland Center North has seen the highest portion of the development, about 38%, while the Foreside has seen only about 14 – 15% of the total development. However, there has been a fair amount of variability within the last 25 years and there does not appear to be any clear trend about the location of development by neighborhood. Residential development over the last 25 years appears to be generally spread throughout the town. Since

2001, West Cumberland has had the higher percentage (36%) followed closely by Cumberland Center North (30%). Not surprisingly, the Foreside has had the lowest percentage of development each of the past three decades probably due to its smaller size and because a large portion of the area was already developed.



**Percent of All Building by Neighborhood**



Between 1985 and 1996, 58% of the building permits issued were on lots in approved subdivisions, the remaining 42% of the permits issued were on lots created without Planning Board review.

One hundred and thirty three of the total lots approved since 1989 (73%) were developed as clustered subdivisions.

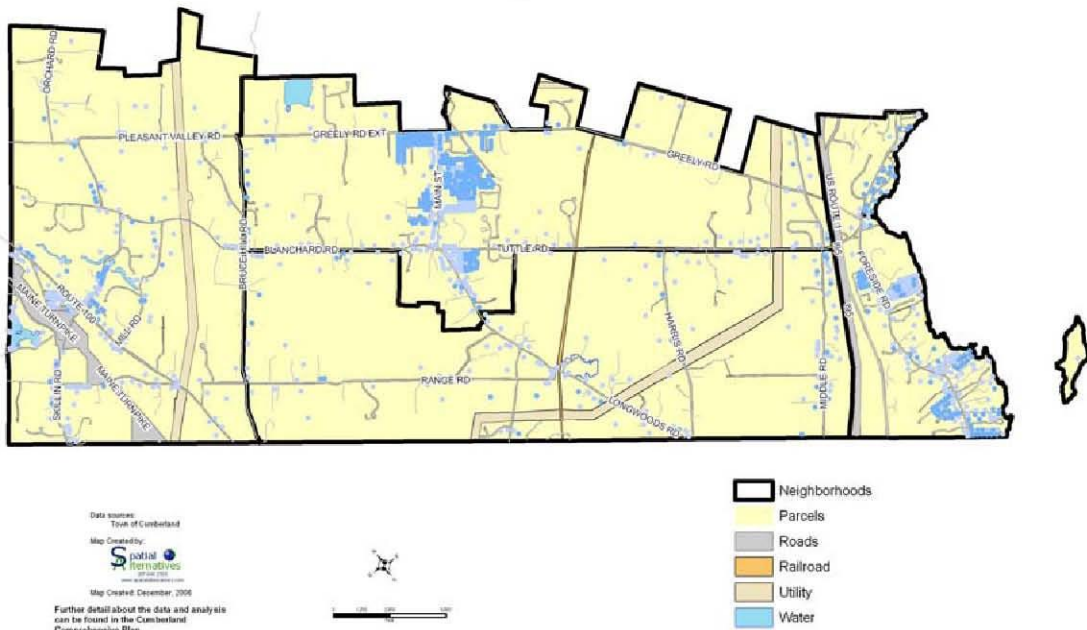
The following set of maps depicts the location of new buildings by decades and shows that over the last two decades or so, development has happened in a more dispersed pattern throughout town whereas previously it had been more concentrated around major arterial roads, and in the Cumberland Center, Foreside, and the West Cumberland areas. Each map has progressively darker dots depicting the development that occurred in that time frame<sup>5</sup>.

<sup>5</sup> The dots are located on the center of the parcel on which development occurred so do not necessarily represent the exact location of buildings but instead serves to represent a general view of the pattern of development over time.



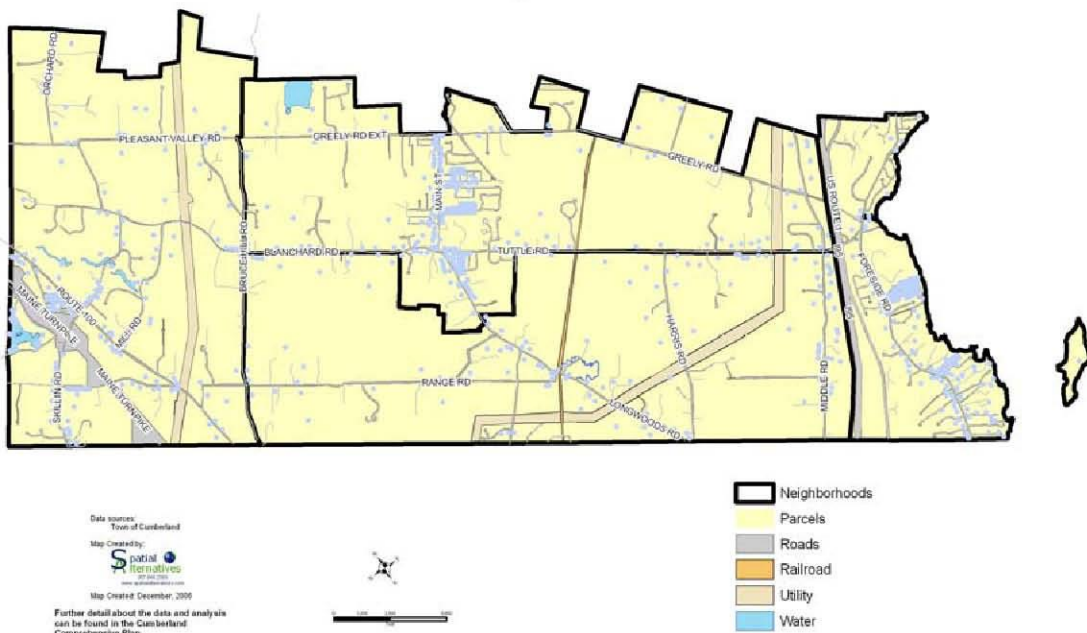
**Pre 1960**

**Town of Cumberland  
Comprehensive Plan  
Buildings Over Time**



**1960 - 1970**

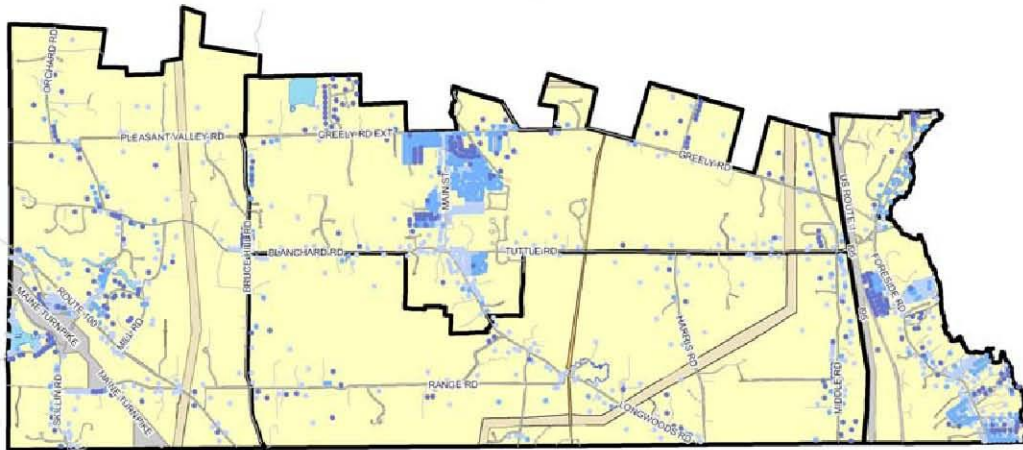
**Town of Cumberland  
Comprehensive Plan  
Buildings Over Time**





1971 - 1980

**Town of Cumberland  
Comprehensive Plan  
Buildings Over Time**



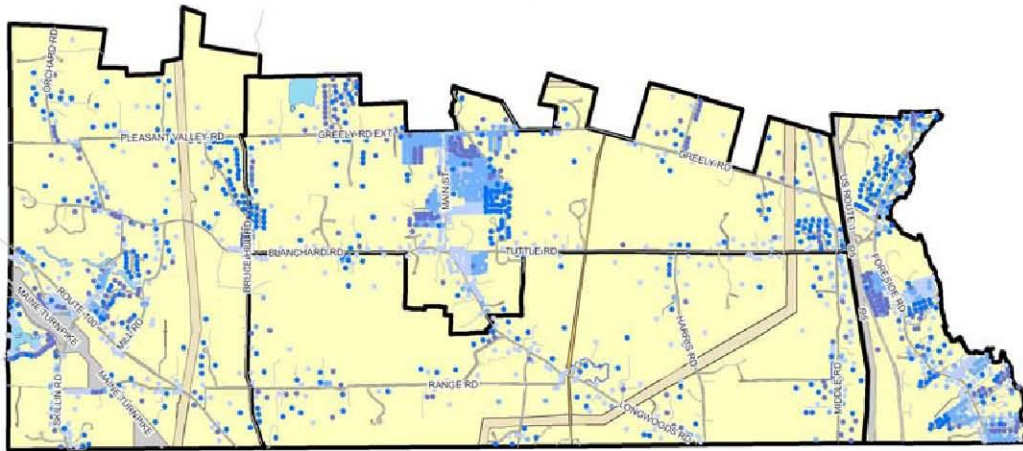
Data sources:  
Town of Cumberland  
Map Created by:  
**Spatial  
Alternatives**  
www.spatialalternatives.com  
Map Created: December 2008  
Further detail about the data and analysis  
can be found in the Cumberland  
Comprehensive Plan.



- Neighborhoods
- Parcels
- Roads
- Railroad
- Utility
- Water

1981 - 1990

**Town of Cumberland  
Comprehensive Plan  
Buildings Over Time**



Data sources:  
Town of Cumberland  
Map Created by:  
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- Neighborhoods
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1971 - 1980

1981 - 1990

7/17/2014

1991 - 2000

**Town of Cumberland  
Comprehensive Plan  
Buildings Over Time**

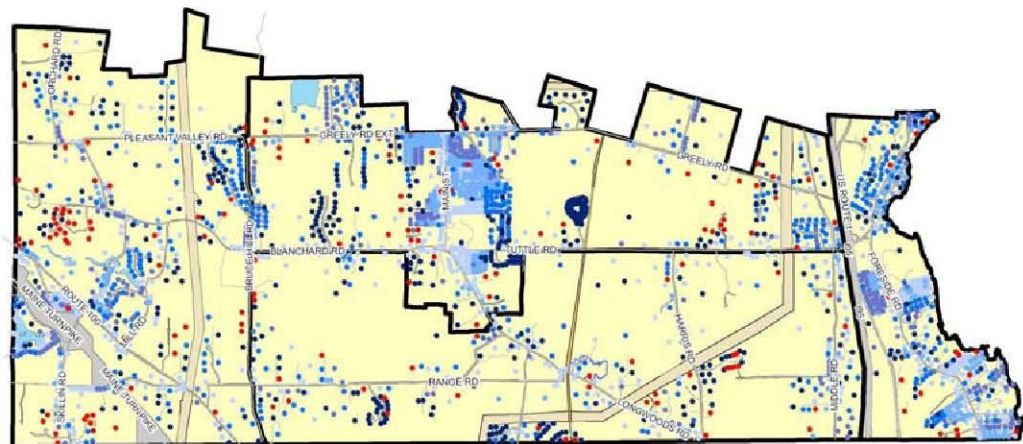


Data sources:  
Town of Cumberland  
Map Created by:  
**Spatial Alternatives**  
107 Park Street  
Cumberland, ME 04116  
Map Created: December, 2006  
Further detail about the data and analysis  
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- Neighborhoods
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2001 - 2006

**Town of Cumberland  
Comprehensive Plan  
Buildings Over Time**



Data sources:  
Town of Cumberland  
Map Created by:  
**Spatial Alternatives**  
107 Park Street  
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- Neighborhoods
- Parcels
- Roads
- Railroad
- Utility
- Water
- Buildings < 1960
- Buildings 1961-1970
- Buildings 1971-1980
- Buildings 1981-1990
- Buildings 1991-2000
- Buildings 2001-2006

## Future Build-out Scenarios

The following maps and charts depict a build out scenario for Cumberland. This is an approximation of the number of new homes or dwelling units that could be built under current zoning. It is not a prediction of how many will be built. It does not attempt to predict landowner or developer preferences or decisions. It does not attempt to analyze or predict market preferences and it does not say anything about restrictions due to the review process beyond basic zoning and analysis of unbuildable land.

The build out scenario is generated by the following steps:

1. Each parcel is assigned a zone, each zone has a minimum lot size from ordinance.
2. Create unbuildable land from following data layers:
  - a. Wetlands
  - b. Flood Plains
  - c. Steep Slopes (> 20%)
  - d. Shoreland Zoning
3. Calculate lots with buildings
4. Determine developable lots:
  - a. If building > 2X min lot size
  - b. Remove open space, municipal, civic, school parcels
  - c. Remove subdivision lots regardless of size if built on
  - d. Remove Condo lots
5. For developable lots:
  - a. Calculate Developable Area (total area – unbuildable land- 15% of total area)
  - b. Calculate potential new lots created on each parcel  
(Developable Area – Min Lot Size if existing building/Min Lot Size)The result is mapping which depicts the parcels of land as either fully built out, having development potential, or not developable because it has been preserved in some manner. A further map then shows development constraints which serve to reduce the development potential of a given parcel and the amount of development that could potentially occur under current zoning by parcel.

The charts provide information about the total number lots or units that current zoning would likely permit given the current land preservation and known development constraints. This information has been depicted by zoning district and by neighborhood.

The total development potential under this build out scenario is 2250 new units. Those are fairly evenly spread among West Cumberland (791 units) and the two Center Cumberland neighborhoods (502 and 789 units). The Foreside has

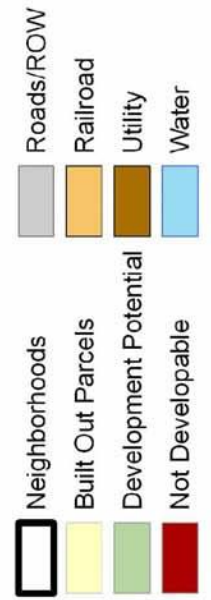
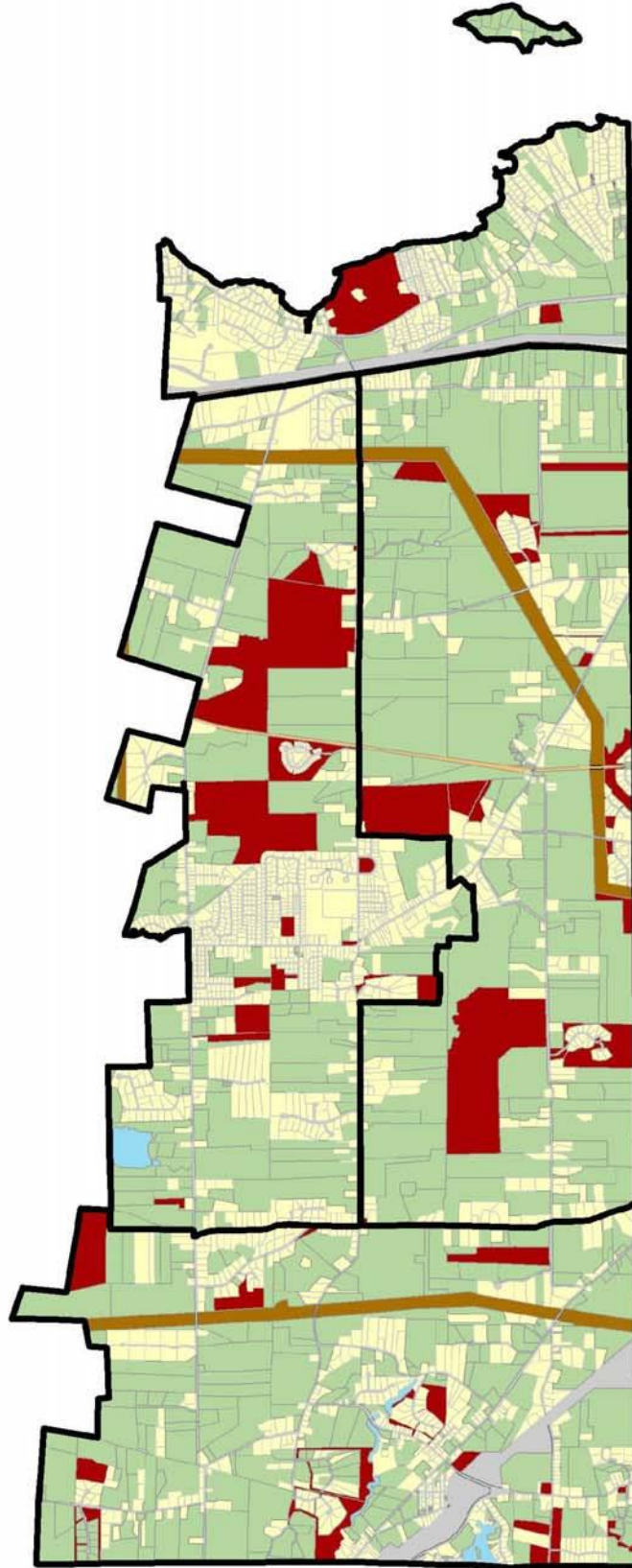
significantly less development potential (168 units). The RR2 district has the highest development potential by zoning district with about 1500 potential new units.

Development Potential by Zone						
Zoning	# of Developable Lots	Avg. Acres	Gross Acres	Net Residential	Min Lot Size	Potential New Units
HC	17	5.02	85	47	0.918	53
I	7	9.57	67	43	1.837	24
IR	16	3.68	59	5	1.5	16
LB	24	2.63	63	50	0.918	40
LDR	72	5.07	365	243	2	137
MDR	64	4.27	273	169	2	96
OC	8	10.62	85	56	4	15
R1	4	0.73	3	3	2	0
RR1	125	20.67	2584	1665	4	370
RR2	358	12.64	4525	3239	2	1499
Total	695		8110	5519		2250

Development Potential by Neighborhood					
Neighborhood	# of Developable Lots	Avg. Acres	Sum Acres	Net Residential	Potential New Units
West Cumberland	270	9.11	2459	1704	791
Cumberland Center North	150	12.62	1893	1318	502
Cumberland Center South	179	18.15	3249	2193	789
Cumberland Foreside	96	5.31	509	304	168
	695		8110	5519	2250

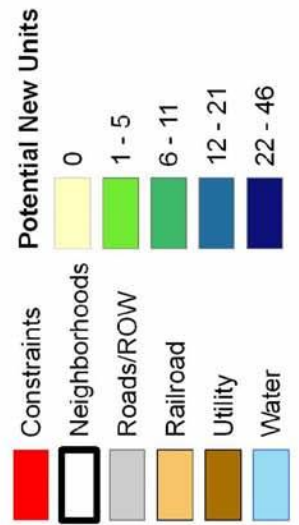


# *Town of Cumberland Comprehensive Plan Developable Land*



Data sources: Town of Cumberland  
Map Created by: Spatial Alternatives  
www.spatialalternatives.com  
202-862-2266  
Map Created: December, 2008  
Further detail about the data and analysis  
can be found in the Cumberland  
Comprehensive Plan.

**Town of Cumberland  
Comprehensive Plan  
Build Out Scenario Under Current Zoning**



Data sources:  
Town of Cumberland

Map Created by:  
**Spatial Alternatives**  
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207.862.2266

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Comprehensive Plan.



## Comprehensive Plan Survey Results Related to Land Use

A survey of town residents, conducted in the fall of 2006, asked questions concerning current and potential land use policies. The questions posed were: Do you support or oppose the following current town policies to manage growth? (% indicating strongly or somewhat support)

% Support	
Increasing minimum lot sizes	38%
Assessing impact fees for new homes	55%
Limiting the number of housing permits issued each year	67%

How strongly do you support or oppose the following ideas for future land use planning?  
(% indicating strongly or somewhat support)

% Support	
Reducing minimum lot sizes	26%
Increasing minimum lot sizes	37%
Requiring or encouraging new subdivisions plans that cluster homes close together so that more open space is preserved	59%
Developers should be required to adhere to design standards to ensure that new commercial buildings fit harmoniously into the area being developed	88%

Would you support or oppose the following... (% indicating strongly or somewhat support)

% Support	
Stricter requirements for protecting wetland areas?	51%
Stricter requirements for protecting wildlife habitats?	58%
Requiring or encouraging "green" building practices such as attention to energy efficiency, indoor environmental quality, durable materials and minimum impact on natural resources?	66%
Municipal or school district policies that consider the value of energy conservation, fuel efficiency and/or the adoption of renewable fuels when making energy purchases for buildings or transportation?	79%