



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

To: Steve Moriarty, Planning Board Chairman
From: William R. Shane, Town Manager
Date: August 15, 2018
Re: **RT 100 Storage Units**

The Town Council's Ordinance Committee met to discuss "Storage Units" an additional use in the VCC Zone. The Rt 100 design standards give the Planning Board a lot of latitude in the appearance of the units and the Committee also felt the units on RT 1, near the Falmouth Town line, were a good example of a more attractive architectural appearance than some of the storage units located in surrounding areas.

The concerns raised by the Ordinance Committee were around hours of operation, lighting and landscape buffering with the abutting residential neighborhood. While the concept and idea of storage units was generally supported, the input from the Planning Board at this time would be much appreciated to deal with other issues not foreseen by the Ordinance Committee.

Before holding a formal public hearing, the Town Council has requested the Planning Board for their input and recommendation after holding a Public Hearing on the matter as required by law.

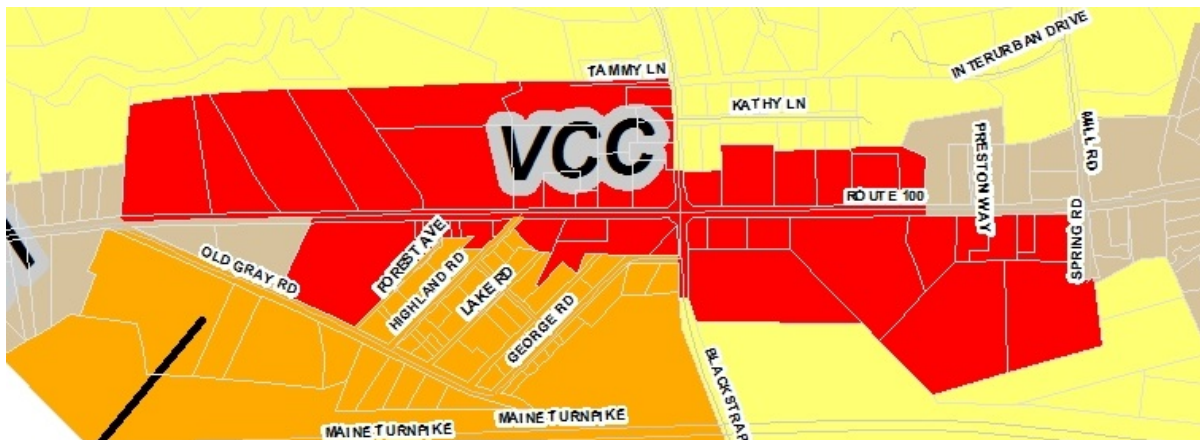


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To: Town Council
From: William R. Shane, Town Manager
Date: July 17, 2018
Re: 18- 102 Self Storage Units Route 100 – VCC

The Ordinance Committee is recommending the attached language to be updated to allow for Storage units in the VCC Zone:



The changes to the zoning would be to section 315-4 definitions and 315-14 Village Center Commercial District. Projects would be reviewed under the Site Plan Ordinance and will be required to meet the Route 100 Design Standards.

§ 315-4 Word usage and definitions.

SELF-STORAGE FACILITY

A building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time.

§ 315-14 Village Center Commercial District

A. Purpose. 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. Pedestrian and bicycle travel will be safely provided through the use of sidewalks and bike lanes.

- (1) All development in this district shall be consistent with the Town of Cumberland Route 100 Design Standards.
- (2) There shall be a twenty-five-foot landscape buffer for any property with frontage on Route 100. The applicant shall either improve this landscape buffer with a sidewalk, trees, and other landscaping and street furniture, as approved by the Planning Board as part of site plan approval for the site, or shall, in the alternative, grant a landscape easement to the Town for the purpose of installation and maintenance of the required sidewalk and other streetscape improvements.

B. The following uses are permitted within the VCC District:

- (1) Auto repair service garage.
- (2) Business and professional offices, to include those with drive-through facilities.
- (3) Cafe.
- (4) Catering.
- (5) Commercial kitchens.
- (6) Health and fitness studio.
- (7) Gasoline stations.
- (8) Restaurants.
- (9) Retail store (maximum footprint of 25,000 square feet).
- (10) Outdoor seating area.
- (11) Grocery stores (maximum footprint of 35,000 square feet).

- (12) Veterinary office.
- (13) Commercial health and recreation.
- (14) Personal services.
- (15) Landscaping services and retail.
- (16) Motor vehicle sales.
- (17) Research facilities.
- (18) Sewer pumping stations, subject to the provisions of § 315-59D.
- (19) Commercial health and recreation facility.
- (20) Timber harvesting, subject to the provisions of § 315-68.
- (21) Residential care facilities, subject to the provisions of § 315-71, except that for the purposes of this district those provisions shall be modified as follows:
 - (a) The total gross area of all building footprints on the site shall not exceed 30,000 square feet for each four acres of lot area. Additional building footprints of 30,000 square feet shall be permitted for each additional land area increment of four acres.
 - (b) The parking requirement included in § 315-71 may be reduced upon a positive finding by the Board that the proposed use does not, in practice, require the amount stated in the standard.
- (22) Antennas as defined in § 315-4, subject to site plan review and § 315-72.
- (23) Contractor's space.
- (24) Light manufacturing, as defined.
- (25) Hotels and inns.
- (26) Warehousing and distribution (three-hundred-foot minimum setback restriction from Route 100).
- (27) Day-care centers and nursery schools, subject to the provisions of § 315-47 and site plan review.
- (28) Day-care center, adult, for no more than 20 persons, subject to site plan review or special exception as required.

- (29) Accessory structures of public utilities.
- (30) Aboveground utility transmission lines not located within public ways.
- (31) Municipal uses.
- (32) Aggregate processing less rock crushing on the westerly side of Route 100, and on the southerly side of Blackstrap Road, with a five-hundred-foot setback from Route 100.
- (33) Construction operations on the westerly side of Route 100, and on the southerly side of Blackstrap Road, with a five-hundred-foot setback from Route 100.
- (34) Self-storage facility.
- (35) Uses and buildings accessory to those above.

C. The following uses are allowed as special exceptions in the VCC District, requiring the approval of the Board of Adjustment and Appeals:

- (1) Home occupations.
- (2) Home-based occupations.
- (3) Home-based retail.
- (4) Uses and building accessory to those above.

D. The following lot standards apply in the VCC District:

- (1) Minimum lot size of 20,000 square feet.
- (2) There shall be no less than 75 feet of lot frontage.

E. The following setbacks are required for all structures in the VCC District:

- (1) Front: 45 feet. (Note: The front setback for lots with frontage on Route 100 in this district shall include the required twenty-five-foot landscape easement to the Town of Cumberland.)
- (2) Rear: 50 feet. (Note: Where a proposed nonresidential use will abut an existing residential zone, there shall be a twenty-five-foot landscaped buffer within the required setback.)
- (3) Side: 15 feet.