

Washington County Community Guided Planning and Zoning

Good Neighbor Standards with Current Provisions in the LUPC Land Use Districts and Standards (Chapter 10 Rules)

Good Neighbor Standards¹			
Topic	Current provision	Rule Citation	Notes
<i>Buffering</i>	From neighbors - fences, walls or vegetation.	10.27,R,3	pg. 320.
<i>Lighting</i>	Full cut-off, essential only, other standards.	10.25,F,2	pg. 212.
<i>Noise</i>	At property line - Category 3: 70 dB(A) daytime 65 dB(A) night; Category 1 or 2: 65 day, 55 night.	10.25,F,1	pg. 212. There was a comment about motorized trails being noisy as well as general comments about non-residential uses.
<i>Outside storage and equipment use</i>	Limit visual impact - specific to category, see rule for limits on outdoor display, storage, and activities.	10.27,R,1: a,3; a,6; b,3; b,6; c,3; c,6	pp. 317 – 319. TA Bulletin also mentions hazard to children.
<i>Parking location</i>	To the side or rear of principal building where practicable and 75' setback to roadways.	10.25,D,3,d	pg. 208.
<i>Traffic</i>	If not on a numbered state or federal route, traffic generated by the business may not exceed levels common to the surrounding setting and uses.	10.27,R,1,a,4 (and b,4 and c,4)	pp. 317-319.
<i>Hours of operation (includes shipping and receiving)</i>	Must "conform to surrounding settings and uses" and may be limited by the Commission.	10.27,R,1,a,5 (and b,5 and c,5)	pp. 317-319. Should there be a broader, zoning-based delivery timing standard?
<i>Distance from residences</i>	Zone description makes it clear that this zone is generally not compatible with residential uses. This would discourage placement of the zone in close proximity to residences, but not prevent it entirely,	10.21,I,2,a	pg. 103.
<i>Signs</i>	Size/ type - various provisions. On-premise signs in D-RB limited to 32 sq. ft. per sign, 64 sq. ft. total for all signs per facility.	10.27,J	pp. 296-298.
<i>Design standards</i>	None	None	Brought up in the context of the bold coast scenic byway.

¹ The good neighbor standards are based on *Good Neighbor Policies, Technical Assistance Bulletin #6*, prepared by the Maine State Planning Office, Maine Department of Environmental Protection, Rothe Associates, and Kent Associates, January 2002.