

## CONCEPTUAL DESCRIPTION OF ZONES

### Community Center (D-GN2)

#### What is the essential character of this zone?

*Livable community centers*

These areas currently serve, or are planned to serve, as focal points for community life. They are characterized by a mix of compatible residential, commercial, and civic uses that foster social interaction, provide access to local goods and services, and are of a scale and type that reinforce the jurisdiction's rural character. This zone is not for isolated uses along highways or other locations outside of traditional or planned community centers or nodes of activity such as crossroads.

#### Why do we need this new zone?

*The existing General Development Zone (D-GN) is too restrictive and the Commercial-Industrial Zone (D-CI) is too permissive.*

The new zone allows slightly larger-sized commercial uses than is currently the case in the General Development Zone (D-GN). But it does not open the door to unlimited square footage and a broader range of uses than are compatible with residential uses, as does the existing Commercial-Industrial Zone.

#### How is the D-GN2 different from the existing D-GN?

*It sets a firm limit on the size of commercial structures and specifies the types of uses permitted in community centers.*

- ◆ Expands gross floor area of commercial uses from 2500 ft<sup>2</sup> to 4000 ft<sup>2</sup> for permitted uses and caps at 8000 ft<sup>2</sup>, accompanied by specific conditions for special exceptions
- ◆ Specifies uses that are compatible with community centers and foot traffic, i.e. retail shops, restaurants, bed and breakfasts, professional and financial services, trades such as cabinetry or shoe repair, artisan shops and galleries
- ◆ Allows retail sale of gas (up to 2 pumps) as permitted use vs. special exception
- ◆ For use only in places appropriate for mixed community development

#### Where will this zone be applied?

D-GN2 is envisioned for plantations where growth is deemed most appropriate according to the regional vision developed for the Rangeley prospective planning area. These include Dallas, Sandy River, and Rangeley Plantations.

## Rural Settlement (D-GN3)

### What is the essential character of this zone?

*Small isolated settlements that work.*

These areas are focal points for community life in isolated areas. They are generally small historical settlements with homes, home businesses, and a few civic buildings and commercial businesses. They may serve as gateways to the working forest and backcountry recreation areas.

### Why do we need this new zone?

*Residents in established settlements zoned M-GN want more ways to make a living without stimulating development.*

Settlement areas in Lincoln and Magalloway Plantations are primarily zoned General Management (M-GN). This is because the structures were not close enough together to meet the criteria for the General Development (D-GN) or Residential (D-RS). Residents like being in the M-GN because the zone limits the threat of subdivisions and other development that, individually or collectively, could rapidly change the size, remote character, and public service needs of the community. They want, however, more flexibility for making a living in the settlement area than the M-GN allows.

### How is it different from the existing General Development Zone (D-GN)?

*It is smaller in scale than a community center and doesn't allow subdivision.*

- ◆ Allows exempt divisions of property but not subdivisions
- ◆ Limits gross floor area of general commercial uses to 2500 ft<sup>2</sup> for permitted uses and caps at 4000 ft<sup>2</sup>, accompanied by specific conditions for special exceptions
- ◆ Allows commercial recreation up to 8,000 ft<sup>2</sup> and sporting camps up to 15,000 ft<sup>2</sup> by special exception.

- ◆ Includes permitted uses such as home businesses, general stores, post office, elementary school, and small lodging facilities or restaurants.

### How is the D-GN3 similar to the existing Management Zone (M-GN)?

*It promotes natural resource-based uses.*

- ◆ Allows exempt divisions of property but not subdivisions
- ◆ Allows forestry without a LURC permit

### How is the D-GN3 different from the existing Management Zone (M-GN)?

*It allows more options for making a living.*

- In addition to commercial farming and forestry uses permitted in the management zone, the D-GN3 allows commercial recreation and general commercial uses that meet specified size limitations
- The D-GN3 also allows more space to be used for home occupations (50% rather than 25% of a dwelling)
- The D-GN3 provides standards for vegetation buffers, lighting, parking, and building layout and flexible building setbacks and lot frontage to ensure good neighbors

### Where will this zone be applied?

D-GN3 is envisioned for plantations or townships that are some distance from regional centers and organized communities, where undeveloped character is valued and public services are minimal. These include Lincoln and Magalloway Plantations.

## **Extended Settlement (D-ES)**

### **What is the essential character of this zone?**

*Concentrations of high impact uses.*

This zone is designed for uses that are generally incompatible with areas where people live or congregate for social interaction, shopping, and other services. Uses that generate heavy traffic, have an unsightly appearance, or other adverse impacts will be concentrated in locations near settlement areas but close to transportation links; and will be appropriately designed so they are screened from public places and neighboring uses.

### **Why do we need this zone?**

*It will rationally locate high impact uses.*

The new zone will provide specific guidance on appropriate locations for concentrating high impact uses characterized by heavy traffic, hours of operation, and unsightly appearance. It will separate such uses from residential uses but limit their dispersal and sprawl.

### **How is the D-ES different from the existing D-CI?**

*It provides specific locations and standards for uses that are necessary for a community but may conflict with residential uses.*

- ◆ The D-ES includes uses not in the current D-CI, such as auto body repair and large scale retail gas sales, in addition to some uses that are in D-CI, such as light manufacturing and transfer stations
- ◆ The new zone specifies performance standards, such as screening, lighting, and highway access appropriate for such uses

- ◆ Specifies appropriate locations adjacent to or near existing settlement areas and transportation links, but not in a manner that will create strip development or sprawl.

### **Where will this zone be applied?**

This zone will be used in plantations where growth is deemed most appropriate according to the regional vision developed for the Rangeley prospective planning area. These include Dallas, Sandy River, and Rangeley Plantations.

## Community Residential (D-RS2)

### What is the essential character of the zone?

#### *Limited mixed use*

This zone is designed to better integrate a mix of home-based occupations, residential dwelling types, and public uses that occur in a residential zone.

### Why do we need this zone?

#### *People in rural areas live where they work and work where they live.*

There is a need for a primarily residential zone where an appropriate range of residential and other uses are allowed. Residential zones in rural areas are not simply bedroom communities of single-family homes. People work from their home and create businesses, such as bed and breakfasts, professional offices, firewood businesses, or golf courses that can fit in well with residential development.

### How is the D-RS2 different from the existing D-RS?

- ◆ The D-RS2 specifies a range of appropriate home occupations that are compatible with residential areas rather than relying entirely upon the amount of interior space to define what is acceptable
- ◆ The zone allows certain commercial uses such as bed and breakfasts and golf courses in keeping with residential character; rather than placing such uses on a more intensive zone where less benign uses could be proposed later
- ◆ D-RS2 allows multi-family dwellings and community living facilities without having to rezone to D-GN2
- ◆ The zone includes standards for lighting and screening

### Where will this zone be applied?

This zone is for use in plantations where growth is deemed most appropriate according to the regional vision developed for the Rangeley prospective planning area. These include Dallas, Sandy River, and Rangeley Plantations.

## **Residential Recreation (D-RS3)**

### **What is the essential character of the zone?**

#### ***Residential***

The purpose of the Residential Recreation subdistrict is to allow seasonal and year-round recreational development in high value resource areas without compromising scenic and other aesthetic values. This district has a more restricted range of allowed uses than other districts in order to limit impacts such as noise and visual impacts.

### **Why do we need this zone?**

#### ***It conserves the tranquility of high value resource areas.***

Residents of residential areas located along shorelines and their backlands are interested in creating a zone that will be dedicated principally to seasonal and year-round, single-family detached homes. These property owners maintain that the restricted range of uses in this subdistrict promotes the character and values they came to the jurisdiction to experience. This zone would be similar to the Limited Residential Zone in the organized part of state.

### **How is the D-RS3 different from the existing D-RS?**

- ◆ It does not allow public & institutional uses aside from local parks or carry-in boat access facilities; and limits private launches to one common facility per subdivision
- ◆ The D-RS3 zone limits home occupations to those with negligible impacts and provides explicit standards for them
- ◆ The zone includes standards for lighting and screening

### **Where will this zone be applied?**

Plantations where growth is deemed most appropriate according to the regional vision developed for the Rangeley prospective planning area. These include Dallas, Sandy River, and Rangeley Plantations.

## **Semi-Remote Lakes (P-GP2)**

### **What is essential character of the zone?**

#### *Semi-remote, low impact recreation*

Development along Management Class 3 lakes in the Rangeley area will be for seasonal and recreational uses and constructed to be in harmony with the undeveloped shoreline of these lakes and with other values such as fisheries and solitude. Development shall be designed and sited to conserve large expanses of undeveloped shoreline and protect traditional uses and values such as sporting camps and beaches.

### **Why do we need this zone?**

#### *To determine what we mean by “potentially suitable for development”*

Four lakes in the Rangeley Region were classified Management Class 7 pending completion of this regional plan. Two of these – Aziscohos and Lower Richardson Lakes – will now be reclassified as Management Class 3 because they are high value, accessible, and potentially suitable for development. This zone will specify the kind, amount, and rate of development that will be allowed in keeping with their semi-remote character. The other two – Upper Richardson and Mooselookmeguntic Lakes – will remain as Class 7.

### **How is the zone different from the existing P-GP?**

#### *It limits development to seasonal recreational uses and allows subdivision.*

- ◆ Permits subdivision as a permitted use without need to rezone
- ◆ Limits subdivision rate to no more than 20 units in 10 years
- ◆ Specifies development density at a permitted maximum of 13 units per mile of developable shoreline
- ◆ Permanently conserves at least 50% of shoreline in large contiguous blocks that protect sensitive resources, semi-remote character, and traditional uses
- ◆ Increases depth of zone to 500 ft to allow for creative development design
- ◆ Allows sporting camps and campgrounds as a permitted use rather than special exception
- ◆ Requires a ¼-mile radius buffer around commercial sporting camps, campgrounds, and groups of cabins
- ◆ Does not permit retail stores and restaurants
- ◆ Discourages year-round residency through prohibition of public utilities and permanent foundations.

### **Where will this zone be applied?**

Aziscohos Lake within Lincoln Plantation and Lower Richardson Lake in Township C.