


MEMORANDUM

TO: Cape Elizabeth Planning Board

FROM: Michael K. McGovern, Town Manager 

DATE: May 12, 2015

SUBJECT: Village Green Zoning Amendment

At the May 11, 2015 meeting, the Town Council unanimously adopted the following motion:

The Town Council should refer to the Planning Board the sample text amendment to modify the Town Center minimum/maximum setback requirement when a village green is proposed. The Planning Board should begin with the amendment draft included as Appendix H of the Town Center Plan, revise it as needed, and make a recommendation to the Town Council.

Appendix H
Sample Zoning Ordinance Text Amendment

This ordinance amendment is a rough draft prepared for illustrative purposes and will need to be fine-tuned as part of the Zoning Ordinance amendment process.

Sec. 19-6-4. **TOWN CENTER DISTRICT (TC)**

D. Standards

2. The following Space and Bulk Standards shall apply:

MINIMUM SETBACKS

- | | |
|----------------------------------|---|
| <p>(5) <i>All other uses</i></p> | <p>(c) Front yard setback Minimum 25 ft.
Maximum 35 ft.</p> |
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The Planning Board may allow some flexibility in applying this setback when the overall development includes a public village green and the proposed structure will front on or serve to frame the village green

The amendment, originally recommended in the Town Center Plan, creates an alternative front setback for projects that include a village green. The Town Council hopes the Planning Board will process this in a "short time-frame."