

Village Green Zoning Ordinance Amendment

SEC. 19-6-4. TOWN CENTER DISTRICT (TC)

A. Purpose

The purpose of this district is to encourage an identifiable Town Center that includes a village feeling, mixed retail and residential uses to serve residents, an environment inviting to pedestrians, a common meeting place, visual cohesiveness and enrichment and linkages to the Town's open space and nearby school campus. The Town Center District boundaries reflect the prevalence of public buildings and commercial uses and the historic compactness of development. The Town Center District requirements are tailored to the unique characteristics of the Cape Elizabeth Town Center.

D. Standards

2. The following Space and Bulk Standards shall apply:

MINIMUM SETBACKS	
<i>(1) School uses</i>	
(a) Side yard setback	50 ft. The side yard setback shall be increased to 100 ft. where it abuts a residential district.
(b) Rear yard setback	50 ft. The rear yard setback shall be increased to 100 ft. where it abuts a residential district.
(c) Front yard setback	75 ft.
<i>(2) Municipal uses</i>	
(a) Side yard setback	15 ft. The side yard setback shall be increased to 50 ft. where it abuts a residential district.
(b) Rear yard setback	15 ft. The rear yard setback shall be increased to 50 ft. where it abuts a residential district.

(c) Front yard setback	
Building with up to 5,000 sq. ft. of floor area	Minimum of 25 ft.-Maximum of 35 ft.
Building with more than 5,000 sq. ft. of floor area	50 ft.

(5) All other uses

- (a) Side yard setback
 - 15 ft.
 - The side yard setback for new construction shall be increased to 50 ft. where it abuts a residential district

- (b) Rear yard setback
 - 15 ft.
 - The rear yard setback for new construction shall be increased to 50 ft. where it abuts a residential district.

- (c) Front yard setback
 - Minimum 25 ft.
 - Maximum 35 ft.

The Planning Board may increase the Maximum front yard setback when the new construction includes the creation of a village green and the proposed new construction will serve to frame the village green. New construction may be directly adjacent to the village green or separated by a new road and/or parking. The village green shall be a park with full public access, and include a minimum of 100' of frontage on Ocean House Rd that then extends at least 100' in depth from Ocean House Rd. The village green shall have a minimum size of 20,000 sq. ft.

