

CONTRACTOR STORAGE YARD 1 ORDINANCE AMENDMENTS

FACTS SHEET

1. If the Ordinance Amendments are adopted where will Contractor Storage Yard 1 be allowed?

- Lots with road frontage along Portland Ave., between the Ross Rd./Portland Ave. intersection and the OOB/Scarborough town line, that have an owner occupied residence and 1 acre or more in lot area

2. Which local ordinances will a Contractor Storage Yard 1 need to meet?

- Contractor Storage Yard 1 Conditional Use standards (these are the proposed ordinance amendments)
- Conditional Uses Ordinance
- Rural District performance standards
- Parking, Driveway, Off-Street Loading performance standards
- Sign performance standards
- Landscaping and buffering performance standards
- Erosion and Sedimentation Control performance standards
- Noise Ordinance

3. What are some of the requirements a Contractor Storage Yard 1 (CSY1) must meet?

- An owner occupied residence must be maintained on the same lot as the CSY1
- CSY1 lot must be a minimum of 1 acre
- CSY1 driveway entrances must be a minimum of 50' from adjacent property boundaries
- Outdoor storage and parking of vehicles and equipment must be set back 50' from front property line and 25' from side and rear property lines
- CSY1 parking and storage areas must be visually blocked from the street and abutting properties
- CSY1 will not result in significant hazards to pedestrian and vehicular traffic
- CSY1 will not cause water pollution or contamination of any water supply
- CSY1 will not create unhealthful conditions or nuisances because of odors, vibrations, smoke, dust, glare, noise, hours of operation
- CSY1 will not adversely affect value of adjacent property
- A site plan must be prepared showing storage areas, parking, structures, loading and unloading areas, buffering, and exterior lighting plan

4. How does the proposed Contractor Storage Yard 1 “(C) Other Review Criteria” work?

- The Other Review Criteria language is proposed because fitting a CSY1 proposal in one common criteria set will not provide adequate regulation. The type of CSY1 may vary as well as its potential impacts abutting properties. The Other Review Criteria will allow the PB to customize their review to fit the proposal in a manner that the other standards may not allow. For example, the Planning Board could require a more extensive buffer than what is typically required “so as to prevent adverse impacts to adjacent property.”

5. Who would be responsible for local review of a Contractor Storage Yard 1 proposal?

- A CSY1 proposal will require a Conditional Use Permit which is reviewed by the Planning Board. This permitting process includes site walks and public hearings which provides an opportunity for abutting property owners to review and comment
- Permit review by Code Enforcement if any structures, plumbing or electrical work is proposed
- Business License review by Town Council