

CHAPTER 3

OLD ORCHARD BEACH FUTURE LAND USE PLAN & MAP (D1 12.2025)

Introduction

The Future Land Use Plan (Plan) is an overall view of future land use in Old Orchard Beach. The Plan corresponds to the Future Land Use Map (Map). While these are not formal zoning ordinances and zoning maps, they will become the basis for a zoning ordinance and zoning map.

The overarching goals for Old Orchard Beach's future land use are these:

- Preserving the beach while continuing to utilize it.
- Encourage a thriving, year-round economy.
- Improve accessibility and walkability throughout the Town for bicycles and pedestrians.
- Preserve natural resources.
- Promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels.
- Create incentives to increase available housing, both dwellings and apartments.
- Create progressive land use regulations to encourage responsible development.
- Where appropriate, develop aesthetic standards to guide building appearance.
- Develop town-wide zoning and land use strategies that help to mitigate and adapt to climate change.

Within the Plan and Map, there are proposed zoning districts that will guide future land use policies and ordinances. In addition, the Plan includes Growth areas where appropriate development is encouraged through land use policies and ordinances and Rural areas where incompatible development is discouraged through land use policies and ordinances. The Growth and Rural areas are described as follows:

Growth area: These are locations that are “suitable for orderly residential, commercial or industrial development” and where “most development projected over 10 years is directed.” This is where new development is incentivized or encouraged and where change will happen more quickly and be more obvious to residents and visitors in the future.

Growth 1: Places that encourage most growth and development over the next ten years. These areas are serviced by public water and sewer.

Growth 2: Places that encourage limited growth and development over the next ten years. These areas do not have public water and sewer.

Growth 3: Places that encourage growth and development but limit it based on impacts to natural resources. These areas are typically within a shoreland zoning district.

Rural area: These places are “deserving of some level of regulatory protection from unrestricted development” and are the places “away from which most development projects over 10 years is diverted.” Growth should be limited or discouraged in these parts of OOB in order to protect rural character and natural resources. These are the places in town where change will take place more slowly, and the places which will look very similar to the way they look today 10 years from now.

In addition to the Plan and Map, there are goals, policies and strategies in another section of the Comprehensive Plan. These goals, policies and strategies compliment the Plan and Map and should be used when developing future zoning ordinances and zoning maps.

Maine’s Mandatory Shoreland Zoning Act mandates the towns protect certain waters and lands around them by creating different kinds of shoreland zones. While these do not appear on the Map, Old Orchard Beach will continue to comply with the Shoreland Zoning Act zones and regulations for water-related resources in each applicable district.

Future Land Use Plan

Business/Commercial Districts

1. Commercial/Industrial (CI): Allow a full range of commercial and industrial or appropriate institutional uses. Design and density standards are intended to permit and encourage a variety of high-quality commercial and industrial uses while ensuring adverse impacts to the surrounding developed and natural areas are avoided. Growth 1 area.

2. Municipal (M): The intent of the M district is to recognize the existence of important municipal and school buildings and grounds so to provide regulations that allow these uses to continue to exist and grow. Also, to recognize the uniqueness of the ballpark and its surrounding property through creative land use techniques and regulations that encourages continued use of the ballpark as well as other potential uses. Growth 1 area.

Mixed Use Districts, oriented toward Business

1. Cascade Corridor 1 (CC1): A mix of uses including varied density residential, campground, and a shopping center. Existing uses should be allowed to continue and expand while respecting potential impacts to adjacent residential uses. Residential uses (single, two, multifamily use and accessory dwelling units) at high density are allowed. Pedestrian access to the downtown should be maintained and added. Growth 1 area.

2. Saco Ave 1 (SA1): A wide range of uses will be permitted while still maintaining the traffic-carrying capacity and safety of the arterial, provide for a variety of commercial, office, business, service, and mixed-use activities to serve consumer needs. As a gateway to the Town, establish development standards that ensure high-quality site and building design. Growth 1 area.

3. Neighborhood Business 1 (NB1): Provide for the continuation and/or establishment of businesses and services, which support and complement the character of surrounding residential neighborhoods. Growth 1 area (Lower Union Ave).

4. Neighborhood Business 2 (NB2): Provide for the continuation and/or establishment of businesses and services, which support and complement the character of surrounding residential neighborhoods. Growth 3 area (Ocean Park).

5. Neighborhood Business 3 (NB3): Provide for the continuation and/or establishment of businesses and services, which support and complement the character of surrounding residential neighborhoods. Growth 3 area (Washington/Atlantic Ave).

6. Beachfront Business/Residential (BBR): The intent of the BRR is to accommodate a mix of residential uses, resort accommodations, services, and non-residential uses that complement the resort industry. Regulations should encourage these uses to exist and grow in a manner that complements and enhances this area as well as the community image. Growth 1 and Growth 3 (property within the shoreland zone) areas.

Mixed Use Districts, oriented towards Residential

1. Beachfront Residential (BR): Accommodate a mix of residential uses, resort accommodations and a limited number of non-residential uses. Regulations should encourage these uses to exist and grow in a manner that complements and enhances this area as well as the community image. Growth 1 and Growth 3 (property within the shoreland zone) areas.

2. Planned Unit Development (PUD): Provide a cohesive unit of mixed-use development such that buildings, roadways, walkways, common areas, etc. are arranged and constructed in accordance with the Planned

Development standards. Because of the increased levels of traffic, consideration of access and safety control, and the flow of pedestrian traffic, most uses must be reviewed by the Planning Board. Growth 1 area.

3. Portland Ave 1 (PA1): A mixed-use district that includes a low – high residential density and compatible nonresidential uses, with all development constructed in a visual style in conformance with architectural standards. Growth 1 area.

4. Portland Ave 2 (PA2): A residential area with safe pedestrian access to downtown. The area is meant to be restricted to residential uses. The district encourages development constructed in a visual style in conformance with architectural standards. Growth 1 (with public water & sewer) & Growth 2 (without water & sewer) areas.

5. Cascade Corridor 2 (CC2): A residential area of low – mid density. Nonresidential use is limited to those which exist as of the date of adoption of the comprehensive plan and those compatible with residential development. As a gateway to Town, aesthetics complementary to the Town should be considered for any building or site development. Growth 1 (with public water & sewer) & Growth 2 (without water & sewer) areas.

6. Saco Ave 2 (SA2): A mixed-use area that allows for medium-high density residential and nonresidential uses, conversion of residences to nonresidential uses, multifamily conversions, and a visual style that compliments the entrance to downtown. Growth 1 area.

Downtown Districts

1. Downtown District (DD): Promote year-round mixed-use development, maintain and expand public accessibility via sidewalks and accessways to the beach, parks, and other town destinations, implement design standards targeted at creating a visually exciting and harmonious environment attractive to the changing market demands. Promote this area as one of the town's principal business, service, and entertainment centers for year-round residents and seasonal visitors. All zoning standards should encourage the continued existence and growth of the downtown. This can include creative zoning tools and incentives. Growth 1 area.

2. Downtown Residential (DTR): Promote a variety of residential development that is aesthetically pleasing, limit business uses, allow accommodations that can be compatible with residential uses. A variety of density is allowed with standards that encourage high density provided the use has parking. Growth 1 area.

Residential Districts

1. Ross Rd (RR): The RR allows a variety of residential housing types at varying densities provided higher density and smaller lot projects limit impacts to lower density development neighborhoods and nearby neighborhoods and connect to public sewer. Improvements to pedestrian/bike access along Ross Rd are critical for any new development exceeding 3 units/lots. Growth 1 (with public water & sewer) & Growth 2 (without water & sewer) areas.

2. Residential 1 (R1): Residential uses (single, two-family use and accessory dwelling units) at low – medium density. Encourage pedestrian and bike friendly. Future development must consider impacts to surrounding uses and walkability. Regulate parking to ensure it is off-street. Growth 1 area.

3. Residential 2 (R2): Residential uses (single, two, multifamily uses and accessory dwelling units) at medium – high density. Existing religious uses are allowed and may expand. Encourage walkability, maintain neighborhood integrity. Future development must consider impacts to surrounding uses and walkability. New development should establish off-street parking. Growth 1 area.

4. Residential 3 (R3): Residential uses (single, two, multifamily use and accessory dwelling units) at a high density. Create standards that encourage residential development while addressing impacts to surrounding uses to ensure neighborhood integrity is maintained. Growth 1 area.

5. Ocean Park (OP): Residential uses (single, two-family use and accessory dwelling units at a medium density. Preserve the unique character of Ocean Park, protection of natural resources and sea level rise preparation should be a priority. Continue to provide a walkable area. New development should consider impacts to infrastructure. Growth 1 and Growth 3 (property in shoreland zone) areas.

Rural Districts

1. Rural (R): The rural district (R) is established as a zoning district where the land is used for a variety of purposes at low density and where ample land area is an essential prerequisite for establishment and conducton of most rural land uses. Preservation of its rural character and sensitive environmental resources to the extent possible is also one of the most important purposes of the R district. Nonresidential use shall be limited in the R and only allowed if they preserve rural character and environmental resources. Rural area.

Overlay Districts. Locations remains the same as shown on the enacted zoning map as of the date of comp plan adoption (Growth or Rural area dependent on the underlying district)

1. Campground Overlay (CO): The purpose of the CO is to provide performance and design standards that permit the expansion of existing campgrounds and creation of new campgrounds while mitigating the on and off-site impacts created by the use. All uses in the AO, excepting those specific to campground use and functions, should be prohibited.

2. Amusement Overlay (AO): The purpose of the AO is to provide the flexibility of site design criteria and use requirements that will support continued operation of the amusement parks and pier by enabling operators to adjust the mix of uses and rearrange site elements in quick response to shifting market demand.

3. Historic Overlay 1 (HO1): The purpose of the HO1 is to provide a means for the Town to formally recognize and protect its historic, cultural and architectural resources. The regulations of the HO1 supplement the regulations of the underlying zoning district.

4. Shoreland Zoning (mapped separately)

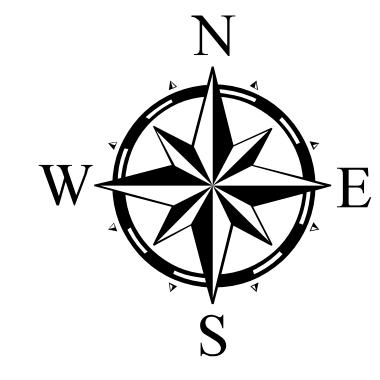
- **Resource Protection (RP):** The RP includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values.
- **Residential Activity (RA):** The RA includes those areas within the shoreland zone suitable for residential and recreational development.
- **Limited Commercial (LC):** The LC includes areas of mixed, light commercial and residential uses, exclusive of the stream protection subdistrict, which should not be developed as intensively as the general development subdistrict. This subdistrict includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial use is prohibited.
- **General Development (GD):** The GD includes areas of two or more contiguous acres devoted to commercial or intensive recreational activities, or a mix of such activities.
- **Stream Protection (SP):** The SP includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values.
- **Public Beach (PB):** The purpose of the PB is to allow continuation of all the public recreational uses which have been made of the beach historically, subject to such rules and regulations as the Town Council may from time to time impose by ordinance, regulation or policy governing the use of the public park.

Contract Zone Districts (Specific properties with specific standard attached to use of the property; Growth or Rural dependent on underlying district)

1. Contract Zone 1 (CZ1): The Grand Victorian, adjacent to the Pier.
2. Contract Zone 2 (CZ2): Milliken Heights, multi-unit age restricted building off Portland Ave.
3. Contract Zone 3 (CZ3): Schooner Way, off East Grand Ave, 4 lot residential subdivision.
4. Contract Zone 4 (CZ4): The Franklin, 60 Saco Ave (former post office), 6 unit condo building.
5. Contract Zone 5 (CZ5): The Forest, 61 unit single-family condo project off E. Emerson Cummings Blvd.

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FUTURE LAND USE MAP
OF
OLD ORCHARD BEACH
MAINE



SCALE: 1" = 700'

700 350 0 700 1,400 2,100 2,800 3,500
0.25 0.125 0 0.25 0.5 0.75 1
Feet Miles



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