

## Overview of the Gorham Road Zoning Proposal

### I. Background

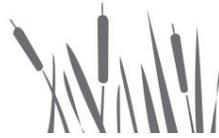
The Long Range Planning Committee (LRPC) has been working to implement the recommendations for changes in the Town's zoning and land use regulations proposed in the Town's adopted Comprehensive Plan. The Town has already updated the zoning for the Running Hill Road area and for the Holmes Road area. This leaves the area on the west side of the Turnpike from Holmes Road to the Gorham Road area to be addressed. The Comprehensive Plan envisioned that the Gorham Road area should develop as a medium-density mixed use area somewhat similar to what is envisioned for the Running Hill Road corridor, which over time could result in a mix of commercial, residential and senior housing type development. LRPC has been working to develop revised zoning for the area to reflect this concept; has conducted outreach to the property owners in the area; and has crafted the attached package of zoning ordinance and zoning map amendments for consideration by the Town Council and Planning Board.

### II. Basic Concept

While the Comprehensive Plan addresses the Gorham Road area as a single geographic area, the proposed zoning map amendments establish three sub-areas as follows:

- The area between Holmes Road and the Stream Protection District along the Nonesuch River is almost entirely part of the existing golf course and has limited development potential because of wetlands. Therefore the proposal is to include this in the Rural Farming District similar to other land along the Nonesuch River, rather than the B2 District (Regional Business District) which is the current zoning on the eastern 2/3rds of the property.
- The area between the Stream Protection District and Gorham Road includes the "front nine" of the golf course as well as a few parcels that may be suitable for

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higher intensity development if sewerred. Since the Comprehensive Plan envisions similar development in this area to the Running Hill Road area, the proposal is to zone this part of the Gorham Road area RH with some minor changes to the RH requirements.

- The area on the north side of Gorham Road including the existing developed lots is proposed to be included in the Running Hill Transition District (RH2) which is similar to the adjacent zoning. The provisions of the RH2 allow less intensive development than the RH provisions to provide a transition to the adjacent residential/rural areas and a transition to the development allowed for in the RH zone to the north.

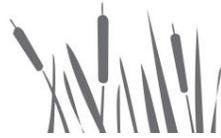
### III. Proposed Zoning Amendments

The proposed zoning amendments address four areas:

1. **Zoning Map** –The Zoning Map amendments propose to put the Gorham Road area into three existing zoning districts. The area between Holmes Road and the Stream Protection District along the Nonesuch will be included in the RF District. The area between the Stream Protection District along the Nonesuch and the Gorham Road will be included in the RH District. The area on the north side of the Gorham Road including the small lots along Gorham Road will be included in the RH2 District.

2. **RH District** – The amendments to the existing RH provisions address the following:

- The revisions apply the various standards for Running Hill Road to the Gorham Road as well – these changes occur in a number of places throughout the section.
- Golf courses are added as a permitted use as well as a few nursing and elderly care uses that may fit the area well.
- The provisions for sewage disposal are revised to allow septic systems for uses in conventional developments that generate limited amounts of sewage as long they make provisions to connect to the public sewer system if it becomes available. This is similar to what is allowed in the Holmes Road LI District. All larger developments and planned developments would still be required to use public sewers.



3. **RH2 District** – The amendments to the RH2 District are similar to the RH changes with a few differences. The amendments address the following:

- The revisions apply the various standards for Running Hill Road to the Gorham Road as well – these changes occur in a number of places throughout the section.
- Provisions are included to expand the permitted uses for the reuse/redevelopment of the small lots along Gorham Road – the changes add small retail and restaurant uses (<2,500 SF) as permitted uses
- The provisions for sewage disposal are revised to allow septic systems for uses in conventional developments that generate limited amounts of sewage as long they make provisions to connect to the public sewer system if it becomes available. This is similar to what is allowed in the Holmes Road LI District and as proposed in the RH. All larger developments and planned developments would still be required to use public sewers.

4. **Conservation Subdivision Provisions** – The amendments allow the use of golf courses, cross-country ski facilities and other outdoor commercial recreational areas to be used as the open space in a conservation subdivision as long as the open space is permanently restricted from future development. These provisions have been added because the existing golf course could accommodate some residential development scattered along the edge of fairways, while also enabling the long term preservation of portions of the course and its buffer to the Nonesuch River. Further, some additional housekeeping type amendments to the Conservation Subdivisions standards have also been incorporated.