

## Proposed Amendment to the Zoning Ordinance Updating the Haigis Parkway (HP) District and Establishing Standards for Food Processing

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendment to the Zoning Ordinance of the Town of Scarborough, Maine, be and hereby are adopted:

1. Amend SECTION XVIII.B HAIGIS PARKWAY DISTRICT (HP), Subsection B. PERMITTED USES, CONVENTIONAL AND PLANNED DEVELOPMENTS, NON-RESIDENTIAL USES to add the following (additions are underlined; deletions are struck through):

25. Food processing facilities, subject to the performance standards of Section IX.(M.2.)

2. Amend SECTION IX. PERFORMANCE STANDARDS by adding a new performance standard subsection M.2. as follows (additions are underlined; deletions are struck through):

### M.2. PERFORMANCE STANDARDS – FOOD PROCESSING FACILITIES IN THE HAIGIS PARKWAY DISTRICT

Food processing facilities permitted in the HP District may be undertaken only after the Planning Board has reviewed and approved the use in accordance with the Site Plan Review Ordinance and has found that the proposed use will conform to the following performance standards and locational requirements:

1. The food processing facility shall be located within two thousand two hundred fifty (2250) feet of the point of intersection of the centerlines of Scottow Hill Road and the Haigis Parkway;
2. The food processing facility shall be sited in a location, and designed in a manner, that is compatible with surrounding uses. This may include the need for screening and buffering between the facility and adjacent uses and properties. The buffering and visual screen may include the preservation of natural vegetation, new landscaping, berms or other means to fulfill this standard;
3. The design and external appearance of the food processing facility and site improvements will constitute an attractive and compatible addition to the zoning district and be consistent with the Design Standards for Scarborough's Commercial Districts;
4. The facility will not create any unhealthy or offensive odor, emissions or other airborne discharges;

Dated 6-10-15

5. The facility will not include any outdoor storage of equipment, materials or processing byproduct or waste; and

6. The facility will not create any offensive noise or vibration to abutting landowners.