



## Maine Model Town Program



### 3 Distinct and Realistic Alternatives for Development of the Standish Corner Village Center: Distinguishing Characteristics of the Alternatives

	Existing Zoning & Standards	Modified Master Plan Zoning & Standards	Master Plan Variation Zoning & Standards
<b>Overall Concept</b>	<p><u>In General</u>: Maintains Village Commercial zoning centered on Rt 25.</p> <p><u>Residential</u>: Larger lot single family and multi-family subdivisions on loop/dead end streets. Some accessory units.</p> <p><u>Commercial</u>: Vast majority along Route 25 frontage; mish-mash of types and uses; mostly single story. Individual parking lots.</p> <p><u>Civic/Open Space</u>: Little/none.</p>	<p><u>In General</u>: One larger Mixed Use central zoning district encompassing Oak Hill and Rt 25 Gateway area.</p> <p><u>Residential</u>: Mix of housing types and lot sizes within subdivisions along interconnected streets.</p> <p><u>Commercial</u>: Smaller footprint buildings along Rt 25 &amp; 35; larger buildings on back lots along new street grid. Some shared, interconnected parking lots.</p> <p><u>Civic/Open Space</u>: A few, larger-size Open Spaces/Parks.</p>	<p><u>In General</u>: One smaller-scale mixed use district at Oak Hill and one medium-scale mixed use district at Rt 25 Gateway area.</p> <p><u>Residential</u>: Mix of housing types and lot sizes; more upper story housing in TND form.</p> <p><u>Commercial</u>: Smaller scale shops and buildings in Oak Hill; Medium and Smaller scale shops at Rt 25 Gateway area;</p> <p><u>Civic/Open Space</u>: More, smaller-size Open Spaces/Parks.</p>
<b>Residential</b>	<p><u>Development Pattern</u>: Larger lot subdivisions (~1.5 – 2 acre min. lot size).</p>	<p><u>Development Pattern</u>: Residential neighborhoods on interconnected, pedestrian-scale streets at sufficient density to support shops and services.</p>	<p><u>Development Pattern</u>: Residential neighborhoods on interconnected, pedestrian-scale streets at sufficient density to support shops and services. Interconnected streets.</p>
	<p><u>Development Form</u>: Subdivisions are “pod-style” or insular with low to moderate connectivity.</p>	<p><u>Development Form</u>: A mix of housing types (single family, 2 &amp; 3 family homes and multi-family developments on lots of varying sizes (1/2 to 1 acre lots). Conservation Subdivisions in abutting residential areas. Interconnected streets.</p>	<p><u>Development Form</u>: Traditional Neighborhood (Mixed Use) Development on lots of varying sizes (1/4 to 1 acre lots). Some community/cluster septic systems where soils support them.</p>
<b>Commercial</b>	<p><u>Bldg Footprints</u>: No limits (as currently allowed). A wide range of sizes results.</p>	<p><u>Bldg Footprints</u>: 3500 sf max. for buildings fronting Rts 25 (&amp; 35?); larger buildings allowed on backlots (&lt;15,000 sf).</p>	<p><u>Bldg Footprints</u>: Smaller footprints in Oak Hill (&lt;3500 sf); Medium footprints allowed in Rt 25 Gateway district (&lt;15,000 sf).</p>
	<p><u>Development Pattern</u>: Commercial uses continue to be mostly located along the frontage of Route 25 the length of the Village Center zoning district. Large and small buildings locate throughout the Village Center district.</p>	<p><u>Development Pattern</u>: Retail &amp; Commercial/Office of all sizes and uses equally dispersed throughout the Village Mixed Use district (per footprint limitations above). Development takes place on and along a street grid creating backlots.</p>	<p><u>Development Pattern</u>: Smaller scale shops and office buildings within Oak Hill area district on interconnected streets and pedestrian scale streets; Medium and larger scale buildings developed bordering Town Common/Parks in the Rt 25 Gateway area district and on backlots along a street grid (200’-400’ long blocks).</p>
	<p><u>Development Form</u>: Mostly single-story, single use buildings with individual parking lots. Undistinguished architecture.</p>	<p><u>Development Form</u>: A mix of mostly single story with some multi-story buildings fronting streets with higher quality architecture and landscaping per new design guidelines.</p>	<p><u>Development Form</u>: Buildings fronting streets and parks/open space. Mostly two-story buildings with higher quality architecture and landscaping per new design guidelines.</p>
	<p><u>Parking</u>: Parking serves individual sites only; parking allowed in front, sides, and rear of buildings; some interconnection of parking lots.</p>	<p><u>Parking</u>: Shared, interconnected parking is encouraged among businesses; public parking lot. On-street parking within commercial areas.</p>	<p><u>Parking</u>: Public parking lots and shared, inter-connected parking lots serving commercial and civic/public uses. On-street parking within commercial areas.</p>
<b>Civic/Open Space</b>	<p>Little connectivity of and public access to open space created via development.</p>	<p>A few larger parks and open spaces are created and distributed throughout the Village Center.</p>	<p>A larger number of smaller parks and open spaces are created and distributed throughout the Village Center. Community Center in Village Commercial district.</p>
	<p>Community Center across from Town Hall</p>	<p>Connected open space created via Conservation Subdivisions.</p>	<p>Connected open space created via Conservation Subdivisions.</p>
	<p>Some trail links created.</p>	<p>A number of trail connections created.</p>	<p>A number of trail connections created.</p>