

## **A. General Pattern of Development**

The Town of Ogunquit's Future Land Use Plan reflects the following guiding principles with respect to the general pattern of development:

1. Downtown Ogunquit should continue to be a vibrant, densely-developed, pedestrian-oriented, mixed-use community center that meets the needs of both residents and visitors. Within this area, the use of a personal automobile should be unnecessary and should be discouraged as should auto-dependent or auto-oriented uses.
2. The areas adjacent to Downtown along Route One and Shore Road should continue to be mixed-use areas that are predominantly pedestrian in character and that continue the style and scale of the downtown but at a lower intensity.
3. The older residential neighborhoods primarily east of Route One and along Shore Road should be maintained as high quality neighborhoods and protected from the introduction of incompatible commercial uses or higher density housing and from the adverse impacts of commercial development along Route One and Shore Road.
4. The outer portions of the Route One corridor should continue to serve as a location for transient housing such as motels and hotels along with other commercial activities but the quality of the development should continue to be improved as redevelopment or upgrading occurs including provisions for improved access management.
5. The area west of Route One extending to the turnpike should continue to develop as good quality, moderate-density, residential neighborhoods that are served by public water and sewerage where feasible. Within this area, substantial amounts of open space should be permanently preserved as development occurs.
6. The area west of the Maine Turnpike should remain a predominantly undeveloped rural area. Within this area,

substantial amounts of open space should be permanently preserved.

7. Areas with significant natural resource value should be off limits for development.
8. Large-scale, high-intensity commercial entertainment and recreational facilities such as casinos and amusement parks are not in keeping with the character of the community and, therefore, should be prohibited in Ogunquit.

## **B. The Future Land Use Plan**

The Future Land Use Plan shows graphically how the Town's land use policies apply to the land area of the Town of Ogunquit and where growth should and should not be accommodated over the next decade. The Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development. The boundaries shown on the Future Land Use Plan are intended to be general. The intention is that this Plan will guide a review of the Town's zoning ordinance and maps to assure that those land use regulations are consistent with the policies set forth in this Comprehensive Plan.

The Future Land Use Plan embodies the concept that the Town should identify and designate "**rural areas**" or areas in which intensive development will be discouraged and "**growth areas**" or areas in which the anticipated nonresidential and residential growth will be accommodated (See Map 1). "Rural areas" typically include areas with significant natural resource constraints to development or use, areas with large amounts of agriculture or commercial forestry, areas which lack public utilities, and areas that are distant from public services. "Growth areas" typically include those areas that are or can be conveniently served by public facilities and services, are physically suited for development, and promote a compact rather than sprawling pattern of development. In addition, the Plan includes a category of "other areas" that includes the Town's Shoreland Protection District. This is included as an "other area" since this district allows development in some locations as long as performance standards are met.

### **1. Rural Areas**

The Future Land Use Plan contains two designations that fall under the concept of "**rural areas**" as set forth above, the **Resource Protection** designation and the **Rural Conservation** designation (See Map 2). The following sections describe these designations:

- Resource Protection** – This designation includes fragile natural

resources and/or resources that perform essential natural functions. The Resource Protection areas shown on the Future Land Use Plan mirror the areas that are currently zoned Resource Protection in accordance with Maine's Shoreland Zoning requirements. This designation includes the Beach, the immediate shore frontage along the ocean, and the immediate area along the Ogunquit and Josias Rivers and designated streams. Within these areas, the Town's land use regulations should continue to limit uses to low intensity and natural resource uses that do not adversely impact the resource value of these areas and to prohibit virtually all development. The Town should continue to require that all activities in these areas meet stringent performance standards.

- **Rural Conservation** - This designation includes those areas that are currently zoned Farm District west of the Maine Turnpike where the Town desires to discourage intensive residential development. A variety of residential uses as well as rural and natural resource uses should continue to be allowed in this area. Large-scale or intensive residential subdivision activity should not be allowed. Residential development should continue to be allowed at a density of one unit per one and a half acres with requirements similar to the current Farm District zoning provisions. Residential subdivisions should be required to set aside land for open space to preserve natural values and habitat. Clustered residential developments should be allowed only if they set aside a majority of the site as open space and preserve the rural character of the area or conserve farmland. This area should be the focus of public and non-profit land conservation activities in cooperation with the land owners. Development standards for subdivisions should require that buffers are maintained along existing roads, that the development maintains the rural character to minimize the impact of development on the rural landscape, and that significant natural resources including wildlife travel corridors are preserved.

## **2. Growth Areas**

The Future Land Use Plan contains a number of designations that fall under the concept of "**growth areas**" as set forth above (See Map 2). This includes residential and commercial designations. The following sections describe these growth designations:

### **Residential Designations**

- **Suburban Residential** - This designation is intended to accommodate "suburban style" residential development at a density of up to one and a half units per acre with public sewerage and water

and two-thirds of a unit per acre with on-site utilities. The designation applies to areas between Route One and the Maine Turnpike that are on the fringe of the utility service area and that are currently zoned Rural Residential 1 and Rural Residential 2. Extension of utilities in this area is possible but is limited by the costs involved with excavating in shallow to bedrock conditions. Therefore, it is likely that some development will occur on private, on-site water and sewer unless the development is large or located close to the existing utility system. Allowed uses should continue to include single-family and two-family homes and manufactured housing as well as multifamily housing (with case by case review), community and public facilities, agricultural uses, B&Bs, home occupations, and low impact uses. Commercial uses should continue to be restricted. The Town should maintain the current lot size with public water and sewerage of 30,000 square feet but provide some flexibility for increased density for projects that provide a specific community benefit such as providing affordable housing or preserving significant open space. To this end, cluster or open space development should be encouraged. The basic lot size should continue to be 60,000 square feet for homes that utilize on-site sewage disposal or on site water supply. In general, this designation is similar to the current Rural Residential zoning districts.

- **Village Residential** - This designation is intended to accommodate “village style” residential development at a density of up to four units per acre with public water and sewerage and one and a half units per acre with on-site utilities. The designation applies to areas on both sides of Route One that are currently zoned Residential and are serviced with public sewerage and water or where facilities may be reasonably extended. Allowed uses should continue to include single-family and two-family homes as well as multifamily housing (with case by case review), community and public facilities, B&Bs, home occupations, and similar low impact uses. Commercial uses should continue to be restricted in these areas. The basic minimum lot size should continue to be 10,000 square feet with public water and sewerage and 30,000 square feet for homes that utilize on-site sewage disposal or water supply. In general, this designation mirrors the current Residential District in the Town’s zoning.
  
- **Single-Family Residential** - This designation is intended to maintain the character of established single-family residential neighborhoods primarily on the east side of Shore Road that are currently zoned One Family Residential and that are primarily serviced with public sewerage and water. Within these areas, residential uses should continue to be allowed at a density of up to four units per acre with public utilities. Residential uses should continue to be limited to single-family

residences. Limited community and public facilities, home occupations, and similar lower impact uses should be allowed in these areas. Commercial uses should continue to be restricted in these areas. The basic minimum lot size should continue to be 10,000 square feet. While it is anticipated that any new construction will be served by public sewerage, the minimum lot size should continue to be 30,000 square feet if there is an occasional single unit constructed that utilizes on-site sewage disposal. In general, this designation is similar to the current One Family Residential zoning district and development activities should be subject to similar regulations.

- **Perkins Cove Residential** - This designation is intended to maintain the established character of the residential areas at Adams Island and Perkins Cove that are currently zoned Perkins Cove Residential. Allowed residential uses should continue to include single and two-family homes at a density of up to four units per acre with public sewerage and water. Community and public facilities, home occupations, B&Bs, and other lower impact uses should continue to be allowed in these areas. Commercial uses should continue to be restricted in these areas. The basic minimum lot size should continue to be 10,000 square feet with public water and sewerage and 30,000 square feet with on-site utilities. In general, this designation is similar to the current Perkins Cove Residential zoning district and development activities should be subject to similar regulations. The development regulations within this area should, however, allow reconstruction in the style of a classic fishing village if the area ever sustains substantial damage in a storm as long as reasonable provisions are incorporated to minimize future storm damage.

### **Commercial Designations**

- **Downtown** - This designation covers the historical Downtown area and is intended to allow pedestrian-scale, mixed-use in a village setting. Within this area, the Town should continue to allow the use and redevelopment of existing buildings and the construction of new buildings for retail, restaurant, service, office, community, and multifamily residential use (on upper floors) as well as B&Bs. Motels and hotels should not be permitted in this area. The development standards for this area should continue to require that buildings be of a village character and maintain a pedestrian orientation. This designation is comparable to the current Downtown Business zoning district.
- **Downtown Periphery** - This designation includes the portions of the Route One corridor and Shore Road immediately outside of the village

center that are currently zoned General Business 1. Within this area, the Town should continue to allow a wide range of residential, community, and commercial uses including B&Bs and restaurants, as well as retail, service, and office uses in a mixed pedestrian-automobile environment. New hotels and motels should continue to be prohibited within these areas. In addition, the expansion of existing hotels and motels should also be prohibited to maintain the character of these areas. The development standards within these areas should require that new development reflect a village rather than highway commercial character, be of a high quality from a design and environmental perspective, and manage vehicular access to prevent safety problems.

- **Route One Corridor Commercial** - This designation covers the portions of the Route One corridor that are away from the center of the village and that are currently zoned General Business 2. Within this area, the Town should continue to allow a wide range of residential and commercial uses including motels and hotels, B&Bs, retail, service, and office uses in a primarily automotive environment. The development standards within these areas should require that new development be of a high quality from a design and environmental perspective, manage vehicular access including provisions for coordinated curb cuts to prevent safety problems, and improve pedestrian facilities.
- **Limited Business** - This designation includes the area along Shore Road beyond the fringe of the village center to the Perkins Cove area that is currently zoned Limited Business. Within this area, the Town should continue to allow a wide range of residential, community, and commercial uses including B&Bs and restaurants, as well as retail, service, and office uses in a predominantly pedestrian environment. New hotels and motels should continue to be prohibited within these areas. In addition, the expansion of existing hotels and motels should also be prohibited to maintain the character of these areas. The development standards within this area should require that new development reflect a village/pedestrian scale and character rather than highway commercial character, be of a high quality from a design and environmental perspective, and manage vehicular access to prevent safety problems.
- **Coastal Business** - This designation covers the Ogunquit Beach and Perkins Cove commercial areas. Within these areas, The Town should continue to allow for a mixture of uses including a variety of residential uses, limited community uses, commercial uses including B&Bs and restaurants, as well as retail, service, and office uses, and marine related uses. The development standards for these two areas should

reflect the current pattern of development but should prevent activities that increase the risk of loss due to storm related flooding and/or erosion or sea level rise.

### **3. Other Areas**

These are special purpose areas within the community.

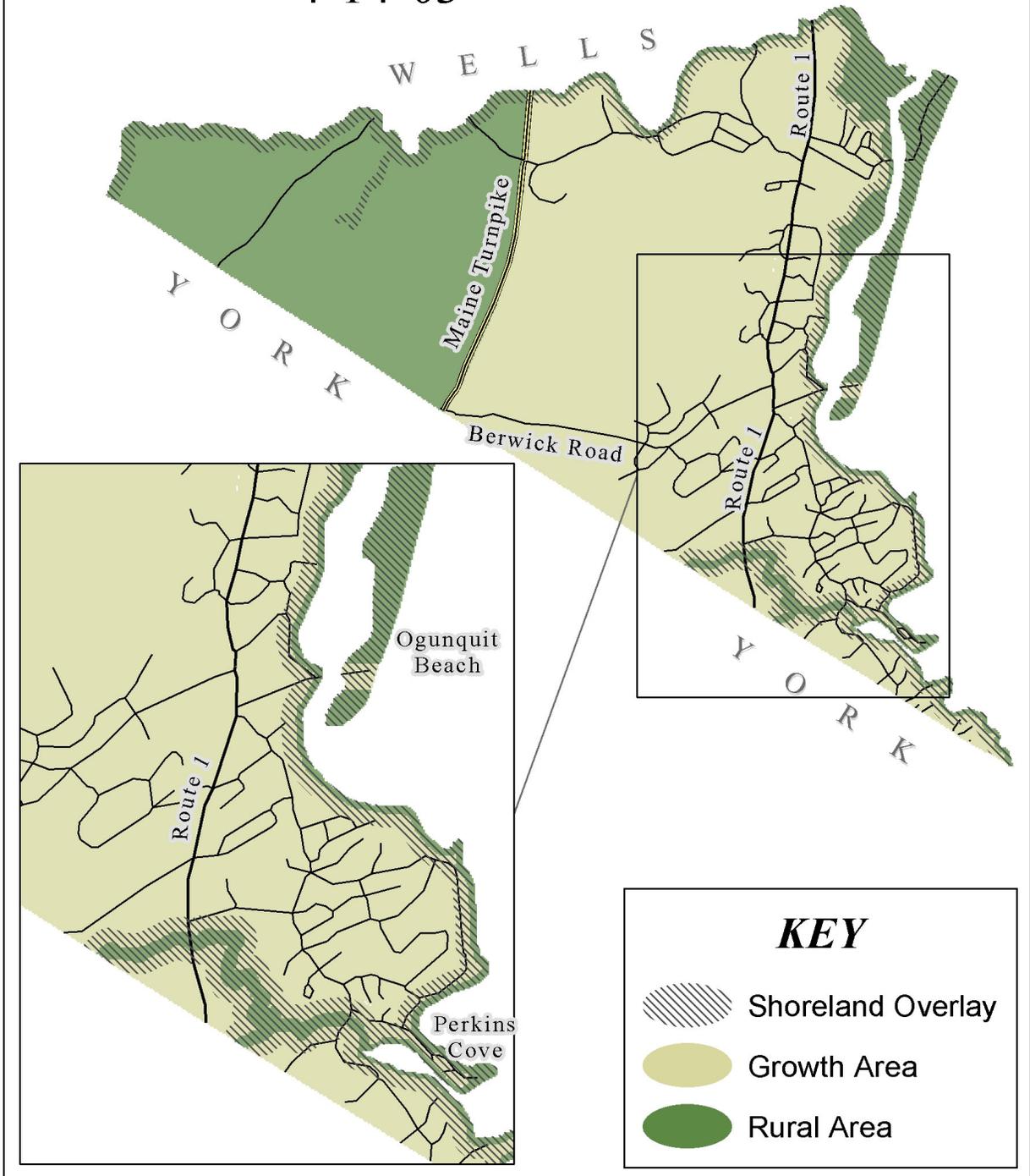
- **Shoreland Protection** - This designation includes the areas that are adjacent to fragile natural resources and/or resources that perform essential natural functions that are designated Resource Protection. The areas shown on the Future Land Use Plan as Shoreland Protection mirror the areas that are currently zoned Shoreland Overlay in accordance with Maine's Shoreland Zoning requirements. This designation includes the area adjacent to the immediate shore frontage along the ocean and along the Ogunquit and Josias Rivers and designated streams. Within these areas, the Town's land use regulations should continue to treat this as an overlay district in which the uses allowed in the underlying zone are allowed subject to additional density standards and stringent performance standards.

### **C. Rate of Residential Growth**

During the 1990s, the Town's year-round population grew at a faster rate than York County as a whole. Given the level of residential development over the past three years, this trend appears to be continuing. This continuing population growth, when combined with continuing growth in the number of seasonal visitors, has the potential to stress the community's ability to provide facilities and services. Given the limited size of the community, this is an important issue. Therefore, the Planning Board should regularly monitor the rate and pattern of residential growth in Ogunquit and the impact of this growth on the Town's services and facilities and the Town's success in achieving the goals of the Future Land Use Plan.

# Ogunquit Future Land Use Plan Map #1 - Growth and Rural Areas

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# Ogunquit Future Land Use Plan

## Map #2 - Land Use Designations

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