



CITY COUNCIL

City of Augusta, Maine

February 5, 2007

Title: Amendment – Land Use Ordinance: Medical / Hospital District

WHEREAS, the City Council set as one of their goals in January of 2006 the rezoning of the area around the new cancer center for medical uses; and

WHEREAS, the Planning Board held a public hearing on January 9, 2007, and voted to recommend the medical district rezoning to the City Council for approval; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Augusta that the following rezoning be approved.

Amend Chapter 3 of the Augusta Land Use Ordinance, adding a new Section 3.6.1.8 as follows:

Medical / Hospital District (MED):

- a) Purpose: The City recognizes that the construction of a major medical facility on Old Belgrade Road in 2006 resulted in an interest from other medical services providers to locate near the new facility. The purpose of this district is to allow certain additional uses within the geography with specific design criteria.

- b) Uses and Dimensional Requirements

Permitted Uses (requiring a permit from the Code Enforcement Officer)

One and two family dwellings*; private garages; home occupations; Accessory residential uses; day care centers; group and boarding homes.

*Note: For type "1" Manufactured Housing see section 5.2.10.2 for requirements.

Conditional Uses (requiring public hearing and Planning Board review before Code Enforcement Officer approval):

Hospitals, clinics and health centers; Pharmacies and other retail medical sales; Business, professional, and government office; Nursing Home; Religious activities and associated uses; Veterinary.

Title: Amendment – Land Use Ordinance: Medical / Hospital District (Con’t)

Dimensional Requirements

<u>Use</u>	<u>Min. Lot Size</u>	<u>Minimum Frontage (Feet)</u>	<u>Minimum Depth (Feet)</u>	<u>Area Per Dwelling Unit</u>	<u>Min. Front Setback** (Feet)</u>
<u>All Uses</u>	<u>20,000 Square feet</u>	<u>150</u>	<u>100</u>	<u>20,000*** Square feet</u>	<u>20/35</u>

Minimum side/rear setbacks are flexible; see sections 5.1.1 and 5.1.16.

**Minimum front setback: 35 feet from street line of arterial and collector streets; 20 feet from the street line of all other streets.

***May be reduced to 10,000 square feet per dwelling unit if served by public water and sewer.

- c) Design Criteria. The following minimum design criteria shall be met within the Medical / Hospital District.
1. Outdoor Lighting Standards: The purpose of this section is to provide Outdoor Lighting Standards to help ensure compatibility with neighboring uses, preserve our dark skies, and provide a more pleasant and comfortable nighttime environment while preserving the ability to install effective security lighting.
 - i. Lighting fixtures shall be a full cut-off design that is shielded, hooded and oriented towards the ground so that direct rays of lighting source(s) are not visible past the property boundaries and do not shine into the night sky; and
 - ii. Use of motion sensing devises are encouraged; and
 - iii. Lighting shall not blink, flash or be of unusually high intensity or brightness; and
 - iv. All lighting fixtures shall be appropriate in scale, intensity and height to the use they are serving.
 - v. New or replacement lighting of streets/roads within the district shall be shielded, downward pointing.
 - vi. Exemptions:
 1. Lighting fixtures installed on residential structures with incandescent lamps, or equivalent. This exemption does not apply to fixtures that light parking areas, driveways, sports areas or outbuildings;
 2. Seasonal decorative lighting fixtures;
 3. Lighting fixtures used temporarily for emergency purposes.\

**Title: Amendment – Land Use Ordinance: Medical / Hospital District
(Con't)**

4. Public athletic fields, fairgrounds and approved temporary special events lighting.
 5. Lighting fixtures of sixty (60) watts or less.
2. Location of Parking, Servicing, and Loading Areas: All off-street parking lots/areas/stalls, vehicle servicing areas (including gasoline/diesel pumps), and delivery and garage bay doors shall be located at the side or rear of buildings, the only exception being for handicapped parking spaces, which may be located at the front of the building. Bufferyard standards for Urban, Industrial, and Planned Development Districts identified in section 5.1.1 of the Land Use Ordinance are applicable to all parking lots with 6 or more spaces.
 3. Screening of Machinery, Equipment, Storage Areas, and other Appurtenances: Open storage areas; exposed machinery, electrical/electronic equipment, heating and/or air conditioning equipment, fuel tanks, etc (whether located above the ground on structures or on the ground); areas used for storage & collection of rubbish; and areas determined to be similar to those listed, must be visually screened from roads and surrounding land uses. Suitable types of screening for above-ground equipment, storage areas and appurtenances includes landscaping (e.g. shrubs, plants, trees, fencing) and/or architectural elements (e.g. false walls, false roofing, masonry, blocks, etc.). Suitable types of screening on the ground include opaque wood fences and dense evergreen hedges of five (5) feet or more in height. Where evergreen hedges are proposed, a temporary fence shall be built to provide screening until the evergreens are of sufficient height to hide the unit(s) being screened.
 4. Utilities: All utility services for new building/structure construction shall be placed underground; and as may be allowed by law, each lot or parcel of land located within the district will be required either to connect to water and sewer infrastructure as it is made available or to pay a proportionate fee in lieu thereof.
 5. Building Design Standards: (Reserved)

**Title: Amendment – Land Use Ordinance: Medical / Hospital District
(Con't)**

Amend the Official Zoning Map for the City of Augusta adding a new Medical / Hospital (MED) as a base zoning district replacing the existing Planning Development (PD) and Rural River (RR) districts on the following Assessor's Maps and Lots:

Map 1, Lots 2, 2A, 2B, 3, 6, 6A, 7, 9A, 9B, 9I; and

Map 5, Lots 19, 20, 20A, 21, 22, 23, 23A, 27, 28; and

Map 80, Lots 32, 33; and

The portion of Map 6, Lot 7 that is on the West side of Interstate 95.

030

Introduced by:

Moved By: Gomeau Sec'd By: Rollins

Read and Passed, Final Reading: February 20, 2007

030
CITY COUNCIL
City of Augusta, Maine

	Yea	Nay
Byron	x	
Doore	x	
Gomeau	x	
O'Brien	x	
*Rollins	x	
*Coffin	x	
*Koski	x	
*Lund	x	
Mayor	-	-
Total	8	0

=====
Title Amendment – LUO: Medical /
Hospital District

First Reading, No Vote Required

Date: February 5, 2007

Moved by: Yeas: 0
Sec'd. By: Nays: 0

ATTEST:

	Yea	Nay
Byron		
Doore		
Gomeau		
O'Brien		
*Rollins		
*Coffin		
*Koski		
*Lund		
Mayor	-	-
Total		

	Yea	Nay
Byron	x	
Doore	x	
Gomeau	x	
O'Brien	x	
*Rollins	x	
*Coffin	x	
*Koski	x	
*Lund	x	
Mayor	-	-
Total	8	0

CITY CLERK

	Yea	Nay
Byron		
Doore		
Gomeau		
O'Brien		
*Rollins		
*Coffin		
*Koski		
*Lund		
Mayor		
Total		

=====
SECOND READING

Date: February 20, 2007

Read and Passed

Moved By: Gomeau Yeas: 8
Sec'd. By: Rollins Nays: 0

ATTEST:

	Yea	Nay
Byron	x	
Doore	x	
Gomeau	x	
O'Brien	x	
*Rollins	x	
*Coffin	x	
*Koski	x	
*Lund	x	
Mayor	-	-
Total	8	0

	Yea	Nay
Byron		
Doore		
Gomeau		
O'Brien		
*Rollins		
*Coffin		
*Koski		
*Lund		
Mayor		
Total		

CITY CLERK

*Council At-Large

