Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Section 1302 to revise the requirements for a site review pre-application, and to allow the Planning Board to require the applicant to perform additional studies” be enacted?

Chapter 1300-Site Plan Review

1302. Administration

1302.2 An applicant **shall** may request a pre-application meeting with the Planning Board prior to a formal submission of a site plan.

The Planning Board may require the applicant to perform additional studies, perform inspections or tests, and submit additional materials pertaining to municipal sewer service, water supply, traffic, parking, stormwater and other impacts of the development. The cost of the additional studies, inspections, tests, or additional materials shall be borne by the applicant.

Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance, making minor corrections and clarifications throughout,” be enacted?

Town of Rockport Land Use Ordinance

All applicable references to a Special Exception shall be changed to the term Conditional Use.

All applicable references stating that the Board of Appeals shall issue a Special Exception shall be changed to the Planning Board shall issue a Conditional Use.

Article

Shall an Ordinance entitled”, Ordinance amending the Town of Rockport Floodplain Management Ordinance at Section P 2.b. (3) to revise the requirements for a breakaway wall,” be enacted.

Town of Rockport Floodplain Management Ordinance

Section P 2.b (3)

Constructed **to enclose less than 300 square feet of area** with non-supporting breakaway walls that have a design safe load resistance of not less than 10 or more than 20 pounds per square feet.
Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Section 800 to revise the following: Requirements for Parking, Traffic Circulation, Access and Street Design standards in subsection 803.1 to exclude off street parking requirements in the Downtown District 913” be enacted?

Chapter 800 General Standards of Performance

803 Traffic Circulation, Access and Street Design Standards

803 Parking, Loading and Driveway Traffic Circulation, Access and Street Design Standards

803.1 Off-Street Parking and Loading Standards

1 The purpose of this Section is to provide for adequate off-street parking spaces to meet the needs of the use or structure. The off-street parking shall provide sufficient parking spaces to minimize the need for on-street parking.

2 Applicability: All new construction and changes of use outside of the Downtown District 913 shall comply with this Section. In all new construction, alterations and changes of use, there shall be provided off-street parking and loading space adequate for their use.

Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Section 800 to revise the following: Requirements for Parking, Traffic Circulation, Access and Street Design standards to revise the following sub-sections 803.1, 803.2, 803.3, and 803.4” be enacted?

Chapter 800 General Standards of Performance

803 Traffic Circulation, Access and Street Design Standards

803.1 Off-Street Parking and Loading Standards

1 The purpose of this Section is to provide for adequate off-street parking spaces to meet the needs of the use or structure. The off-street parking shall provide sufficient parking spaces to minimize the need for on-street parking.

2 Applicability: All new construction and changes of use shall comply with this Section. In all new construction, alterations and changes of use, there shall be provided off-street parking and loading space adequate for their use.

3 Off-Street Parking General Standards: Parking areas shall be set back at least 8 feet from the side and rear property lines. Off-street parking shall be considered as an accessory use when required or provided to serve conforming uses. All required parking spaces shall be located on the same lot as the principal structure or use unless subject to subsections 5, 6, 7, or 8 below. Driveways, parking spaces, and paving shall be set back at least 8 feet from side and rear property lines. Off-street parking shall be considered as an accessory use when required or provided to serve conforming uses located in any district. The following minimum
number of spaces shall be provided and maintained in case of new construction, alterations and changes in use:

4 Parking Space table: Unless subject to subsections 5, 6, 7, or 8 below, the following table specifies the minimum number of parking spaces to be provided:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwellings</td>
<td>2 parking spaces per dwelling unit</td>
</tr>
<tr>
<td>Multifamily Dwellings</td>
<td>2 parking spaces per dwelling unit</td>
</tr>
<tr>
<td>Motels, Hotels and Inns Bed &amp; Breakfast, Tourist Homes, Rooming Houses</td>
<td>2 parking spaces plus 1 parking space for each sleeping room offered for rent</td>
</tr>
<tr>
<td>Bed &amp; Breakfasts, Tourist Homes, Rooming Houses</td>
<td>2 parking spaces for each dwelling unit plus 1 space for each room offered for rent</td>
</tr>
<tr>
<td>Campgrounds</td>
<td>4 parking spaces plus 1 parking space for each site available for occupancy</td>
</tr>
<tr>
<td>Nursery Schools and Day Care Centers</td>
<td>1 parking space for each 45 children</td>
</tr>
<tr>
<td>Schools, commercial-Post-secondary</td>
<td>1 parking space for each 3 students based on the maximum number of students attending the school at any 1 period in the day</td>
</tr>
<tr>
<td>Schools, elementary and secondary public &amp; private</td>
<td>As specified by the Maine Dept. of Education, or where not specified by the State, 1 parking space per adult employee plus 1 parking space to accommodate student parking if applicable and for other school and sports events, per 5 students at the time of peak enrollment</td>
</tr>
<tr>
<td>Hospitals &amp; Nursing Homes</td>
<td>1 parking space for each 3 beds plus 1 parking space per employee based on the shift with the largest number of employees</td>
</tr>
<tr>
<td>Offices, Professional and Public Buildings</td>
<td>1 parking space for each 200-400 square feet of gross floor area</td>
</tr>
<tr>
<td>Theaters, Auditoria, Churches, Arenas</td>
<td>1 parking space for each 4 seats or for every 5000 square feet of assembly area of no fixed seats</td>
</tr>
<tr>
<td>Marinas</td>
<td>1 parking space for every 3 slips</td>
</tr>
<tr>
<td>Boat Building/Repair</td>
<td>1 space for every employee</td>
</tr>
<tr>
<td>Retail Uses and Personal Services</td>
<td>1 parking space per 200 square feet of gross floor area</td>
</tr>
<tr>
<td>Bowling Alleys</td>
<td>4 parking spaces for each bowling lane</td>
</tr>
<tr>
<td>Restaurants &amp; Night Clubs</td>
<td>1 parking space for each 3-4 seats Plus 1 parking space for each employee per shift</td>
</tr>
<tr>
<td>Food trucks and establishments serving take-out food only Drive-in Restaurants, Snack Bars, Take-out Restaurants</td>
<td>25-5 parking spaces plus 1 parking space for each employee 50 square feet of floor space in excess of 2,500 square feet</td>
</tr>
<tr>
<td>Industrial Uses</td>
<td>1 parking space for every 1.2 employees to account for overlap during shift change each 500 square feet of gross floor area and in no case less than 1 space for each 1.2 employees at peak shift</td>
</tr>
<tr>
<td>All uses not specifically listed or able to be placed into one of the above categories</td>
<td>Sufficient number of parking spaces, as determined by the Planning Board during site plan review, or by the Code Enforcement Officer if there is no site plan review, to minimize eliminate the necessity of on-street parking</td>
</tr>
</tbody>
</table>
5 Parking Location: Off street parking to meet the minimum number of parking spaces set forth in the table above that cannot be provided on the same lot as the principal structure or use may be located at a separate location subject to the approval of the CEO or Planning Board. The CEO or Planning Board shall consider the following factors in making their decision: The separate parking site is a reasonable distance from the principal structure; the principal use will provide access to the separate site such as but not limited to walkways, transit bus/vehicle or valet service; and the separate site is held under the same ownership or lease as the principal use or structure. Location of Off Street Parking: Required off-street parking in all districts shall be located on the same lot as the principal building or use, except that where off-street parking cannot be provided on the same lot, the Board of Appeals may permit such off-street parking to be located a reasonable distance from the principal building or use, measured along the line of public access. If serving a business or industrial use, such parking area shall be in a business or industrial district. Such parking areas shall be held under the same ownership or lease. The Board of Appeals may approve the joint use of a parking facility by 2 or more principal buildings or uses where it is clearly demonstrated that the parking facility will substantially meet the intent of the requirements by reasons of variation in the time of use by patrons or employees among such establishments.

6 Shared Parking: The joint use of a parking area by 2 or more principal structures or uses to meet the minimum number of parking spaces in the table above may be approved by the CEO or Planning Board where it is demonstrated by the applicant that shared parking would substantially meet the purpose of this subsection by reason of variation in the probable time of maximum use by patrons or employees of such establishments or other factors that the applicant demonstrates will result in adequate parking spaces provided. The applicant shall provide evidence of a lease or other agreement establishing the shared parking.

7 Parking Options: The CEO or Planning Board may consider the following options if an applicant can show that adequate and safe parking can be provided:
   A. A reduction in the minimum number of parking spaces from the table above, if the applicant can demonstrate that the structure or use requires less parking than specified in the parking space table.
   B. For designated peak overflow parking to provide space for infrequent increase in parking such as seasonal or holiday activity, the applicant shall provide evidence to show that the structure or use generates peak demand which is not typical for most times of the year.

8. CEO or Planning Board Conditions: The CEO or Planning Board may establish conditions to any of the parking space modifications allowed in subsections 5, 6, and 7 to make sure adequate and safe parking is provided for the structure or use.

9. Off-Street Loading Standards: Retail, wholesale and industrial operations shall provide for the loading requirements of the proposed use. Loading areas and bays shall...
be designed to minimize the interference with parking and traffic flow within the parking area. The loading area shall be designed so that access to the loading area does not require blocking the public roadway with a gross floor area of more than 2,000 square feet shall provide 1 loading bay, with a minimum dimension of 14 feet by 50 feet, for each 60,000 square feet of floor area or fraction thereof. Any required bay or bays shall be in addition to the required off-street parking.

5. Landscaping of Parking Areas: The following minimum standards for landscaping of parking areas shall apply: in addition to the off-street parking spaces and loading bays required by this Ordinance, the following minimum standards for landscaping of parking areas shall apply:

a. Where a parking area borders an existing residential structure, adequate landscape screening shall be provided where the commercial property abuts the residential property.

b. Where a parking area abuts a public right-of-way, the parking area shall be set back a minimum of a continuous strip of landscaping of a minimum of 6 feet from in width along the public right-of-way. Landscaping of the parking area within the parking area shall be provided and properly maintained, provided, however, that the landscaping shall not interfere with sight distances and traffic safety.

In addition to the area required for parking spaces, loading bays and the landscaping required in Section 803.1 above, a minimum of 5% of the total area of any parking lot, including drives and entrances, accommodating 10 or more parking spaces, shall be landscaped and properly maintained. Parking areas shall be divided into small areas of no more than 50 parking spaces each by landscaping, such as shade trees, shrubs and park benches.


801.1 Corner Clearance

For purposes of traffic safety, no building, structure, wall, berm or fence may be erected and no vegetation other than shade trees may be maintained above the height of 3 feet above street level within 40 feet of the intersection of the centerline of intersecting streets.

803.3 803.3 Driveway Entrance Standards

These standards shall apply to all driveways except those fronting on state highways.

1. Driveway Angles: Driveways must intersect roads between sixty (60) and ninety (90) degrees.

2. Driveway Spacing: The minimum distance between driveways must be forty (40) feet measured from the centerlines of the driveways at the right-of-way line. The Public Works Director may reduce this requirement when the requirement cannot be met because of driveway location on adjacent lot(s) or because of topographic or other-site conditions. Shared driveways are exempt from the driveway spacing requirement.

3. Driveway Setback from Intersections: Driveways must be located at least fifty (50) feet, centerline to centerline, from the closest intersection. The Public Works Director may reduce this requirement when the requirement cannot be met because of driveway location on adjacent lot(s) or because of topographic or other on-site conditions.

4. Driveway Slope: Driveway slope shall not exceed 4% within the first twenty feet (20) of the road/driveway interface. Driveways shall be graded in a manner to minimize runoff onto the public way.

5. Driveway Line of Sight: The Public Works Director shall determine driveway location based on line of sight standards contained in the Uniform Traffic Code and on-site considerations.

803.4 Upgrading Existing Public Ways

When the Town of Rockport is proposing to upgrade an existing public way the following process and protocol shall apply.

   a. To the fullest practical extent, the Town shall take into consideration the existing character of the neighborhood in the design process, including but not limited to width, road surface conditions, base soil conditions, drainage, and existing streetscape.

   b. The Town may waive portions of the design guidelines to preserve neighborhood character.

2. Notice: During all stages of the design and construction process, the Town will provide notice to all residents abutting the proposed project.

3. Neighborhood Workshop: During the design stage the town will host a neighborhood workshop to explain the project.

Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Section 800 to revise the following: Sub-section 801.7 Lighting to clarify that freestanding light fixtures cannot exceed a height of 25 feet, and Sub-section 811 Home Occupations to allow day care centers with 12 children or fewer to be considered a home occupation” be enacted?

Chapter 800 General Standards of Performance

801.7 Lighting

4 c. Freestanding No lighting fixtures except for street lights shall not extend beyond a height of 25 feet as measured from ground level.

Chapter 800 General Standards of Performance

811. Home Occupation

10. A day care center located in the home of the persons operating the day care center serving 12 or fewer children shall be considered a home occupation. An outside play area shall be permitted.
Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Section 900 Zoning Districts Performance Standards to revise sub-section 908 B General Dimensional Requirements and to revise sub-section 910 Traditional Village District to revise parking standards for offices and retail uses” be enacted?

**B General Dimensional Requirements**

(1) Minimum Lot Density Area for Dwelling Units

<table>
<thead>
<tr>
<th></th>
<th>901</th>
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<th>904</th>
<th>906</th>
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<th>908</th>
<th>909</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family dwelling w/o sewer</td>
<td>20,000 sq. ft</td>
<td>20,000 sq. ft</td>
<td>40,000 sq. ft.</td>
<td>40,000 sq. ft.</td>
<td>20,000 sq. ft.</td>
<td>40,000 sq. ft.</td>
<td>130,000 sq. ft.</td>
<td>40,000 sq. ft.</td>
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<tr>
<td>Single-family dwelling w/o sewer shoreland overlay</td>
<td>20,000 sq. ft</td>
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<td></td>
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<tr>
<td>Single family dwelling with sewer</td>
<td>12,000 sq. ft</td>
<td>15,000 sq. ft</td>
<td>40,000 sq. ft.</td>
<td>40,000 sq. ft.</td>
<td>15,000 sq. ft.</td>
<td>20,000 sq. ft.</td>
<td>130,000 sq. ft.</td>
<td>20,000 sq. ft.</td>
</tr>
<tr>
<td>Single-family dwelling w/ sewer shoreland overlay</td>
<td>15,000 sq. ft</td>
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<tr>
<td>Two family dwelling w/o sewer</td>
<td>120,000 sq. ft per unit</td>
<td>120,000 sq. ft per unit</td>
<td>240,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>120,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>65,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
</tr>
<tr>
<td>Two-family dwelling w/o sewer shoreland overlay</td>
<td>20,000 sq. ft. per unit</td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Two family dwelling with sewer</td>
<td>607500 sq. ft per unit</td>
<td>7,500 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>7,500 sq. ft per unit</td>
<td>120,000 sq. ft per unit</td>
<td>65,000 sq. ft per unit</td>
<td>10,000 sq. ft per unit</td>
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<tr>
<td>Two-family dwelling in shoreland overlay with sewer</td>
<td>15000 sq. ft per unit</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Multi-family w/o sewer</td>
<td>20,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
<td>20,000 sq. ft per unit</td>
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<tr>
<td>Multi-family in shoreland overlay w/o sewer</td>
<td>20,000 sq. ft. per unit</td>
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<tr>
<td>Multi-family with sewer</td>
<td>407500 sq. ft per unit</td>
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<td>20,000 sq. ft per unit</td>
<td>407500 sq. ft per unit</td>
<td>10,000 sq. ft per unit</td>
<td>10,000 sq. ft per unit</td>
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<tr>
<td>Multi-family in shoreland overlay with sewer</td>
<td>15000 sq. ft per unit</td>
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</tbody>
</table>
### (2) Minimum Lot Density Area for Other Uses

<table>
<thead>
<tr>
<th></th>
<th>901</th>
<th>902</th>
<th>904</th>
<th>906</th>
<th>907</th>
<th>909</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boarding Care, Nursing Home Community Living and Dormitories</strong> residential facility for students, employees &amp; faculty without sewer</td>
<td>20,000 sq. ft. + 3,000 sq. ft. per bedroom</td>
<td>20,000 sq. ft. + 5,000 sq. ft. per bedroom</td>
<td>40,000 sq. ft. + 20,000 sq. ft. per unit</td>
<td>20,000 sq. ft. per unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Boarding Care Nursing Home Community Living and Dormitories</strong> residential facility for students, employees &amp; facility with sewer</td>
<td>12,000 sq. ft. + 3,000 sq. ft. per bedroom</td>
<td>15,000 sq. ft. + 5,000 sq. ft. per bedroom</td>
<td>40,000 sq. ft. + 20,000 sq. ft. per unit</td>
<td>10,000 sq. ft. per unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Congregate Housing with or without sewer (see Note 6)</td>
<td>12,000 sq. ft. + 3,000 sq. ft. per bedroom</td>
<td>15,000 sq. ft. + 5,000 sq. ft. per bedroom</td>
<td>40,000 sq. ft. + 20,000 sq. ft. per unit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motels, Hotels, Inns, Bed &amp; Breakfast, Community Living, Boarding Care, &amp; Dormitories with and without sewer</td>
<td>40,000 sq. ft. + 5,000 sq. ft per bedroom</td>
<td>40,000 sq. ft. + 5,000 sq. ft per bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motels, Hotels Inns or Resorts w/o sewer</td>
<td>40,000 sq. ft. + 10,000 sq. ft per unit</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motels, Hotels, Inns or Resorts with sewer</td>
<td>20,000 sq. ft. + 5,000 sq. ft. per unit</td>
<td></td>
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</tr>
</tbody>
</table>

### B. NOTES

1. Multiple structures may be constructed on a single lot subject to the lot size, coverage and footprint restrictions. Such structures may be joined by a connector or connectors subject to the definition of a connector in Chapter 300.

2. Consult Chapter 1400 for additional dimensional requirements in the Shoreland Overlay District.

3. Setback is applicable unless shared with adjacent property.

4. Front setback is measured from the edge of the pavement.
(5) See Section 913.3. A greater alternative maximum height (50') and lot coverage percentage (100%) is allowed in a small area with frontage on Central Street for all permitted uses and in a small area with frontage on Main Street for marine-related uses.

(6) Maximum occupancy of a Congregate Housing facility shall be determined by multiplying the number of bedrooms by two.

(7) The minimum lot area for Dwelling Units and other uses in the Shoreland overlay shall comply with section 1415.1 of this Ordinance.

Chapter 900 Zoning Districts

910 Traditional Village District

910.3 Permitted Uses and Standards

D Standards:(10) Special Parking Standards for Traditional Village

(ii) For Offices, Professional and Public Building Spaces, one (1) parking space shall be required for each four three hundred (400) (300) sq. ft. of gross floor space.

(iii) For Retail uses and Personal Services one (1) parking space shall be required for each four three hundred (400) (300) sq., ft. of gross floor space.
Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Section 1000 Performance Standards to revise the following sub-section 1001 Applicability and Purpose and sub-section 1004 Parking Lot Design and landscaping ” be enacted?

1001. Applicability and Purpose

The purpose of this section is to provide standards and guidance for the landscaping, architectural design and parking areas for all new commercial properties in the Town of Rockport. The section’s intent is to ensure that new commercial development, and modifications to existing structures, are done in a manner that enhances the overall aesthetic appeal and visual character of Rockport’s roadways and neighborhoods.

All non-residential new commercial development proposed within Rockport shall be subject to the regulations, procedures and standards specified in the following sections, in addition to those standards pertaining to the particular district in which the development occurs.

1004 Parking Lot Design and Landscaping

General

1. Off-Street Parking Required. All development shall provide permanent off-street parking space in accordance with the minimum number of parking spaces amount specified in Section 803 of this Ordinance.

2. Individual Spaces. Required off-street parking spaces shall be so designed so as to be unobstructed and have access to an aisle or driveway so that any automobile, except employee vehicles, may be moved without moving another, and so that no maneuvering incidental to entering or leaving a parking space shall be on any public right of way or walkway.

3. Grading and Drainage. Such parking areas shall be graded and properly drained in such a manner that there will be no free flow of water onto any adjacent property.

4. Auto Sales. There shall be a maximum of 200 feet of road frontage devoted to the display of vehicles for sale and no more than 50 vehicles for sale on the premises. Employee parking and service areas shall be on the side or rear of the building. Outdoor Boat Sales and Storage. There shall be a maximum of 200 feet of road frontage devoted to the display of boats for sale and no more than 50 boats for sale on the premises. In addition, there may be up to seventy-five (75) boats stored, but not for sale on the premises. Employee parking and service areas shall be on the side or in the back of the building.

5. Tall Shrubs, Low Branches. Plants that restrict visibility at entrances and exits, such as tall shrubs or low branching trees, shall be avoided for traffic safety reasons.
Shared Parking

1. Combined Parking Allowed. The required parking space of any number of separate uses may be combined in one facility. Generally, the required space assigned to one use may not be assigned to another use; thus, the total available spaces shall be the sum of required spaces for each of the individual uses.

2. Exceptions to Standards. Where available parking is below the strict requirements for uses set forth in this Ordinance, shared parking facilities shall be allowed when the functional nature of the uses allow for differing peak hour demands.

3. Planning Board Determination. The number of spaces required in such a shared facility shall be determined by the Planning Board in accordance with the standards of this Ordinance.

4. Easement Required. Any such combined use will require the recording of a perpetual easement, in form and substance acceptable to the Planning Board, in the Knox County Registry of Deeds.

Landscaping

1. Landscaping Required. Parking areas shall be suitably landscaped to minimize noise, glare and other nuisance characteristics as well as to enhance the environment and ecology of the site and surrounding area.

2. General Standards. Parking areas shall be landscaped in accordance with the following standards:
   a. Total Landscaped Area. A minimum 10% of the total area of a parking lot for 20 or more cars shall be landscaped around the perimeter or internally. In general, large and more visible parking lots shall have more intensive landscape treatments. Driveways leading into and around parking lots are not calculated in determining this area of the lot.
   b. Plant Material Variety. The use of a variety of groundcovers, perennials, flowering shrubs and ornamental grasses is encouraged in parking areas.
   c. Location of Trees. Trees in parking lots may be planted in informal groups, straight rows, or irregular groupings, as space permits, or they may be concentrated in certain areas. Trees should be planted a minimum of five (5) feet from the end of parking lot islands. The use of isolated trees in parking lots is strongly discouraged.
   d. Safety. Shrubs used in parking lot islands shall not exceed three (3) feet in height to avoid blocking visibility. Parking Stall Separation. Landscaped areas used for separation between banks of parking stalls shall be a minimum of nine feet in width.
   e. Snow Storage. Landscape materials surrounding parking lots and in islands shall be able to tolerate large quantities of snow stored during the winter months.

3. Large Parking Lots. Large parking lots shall be designed and landscaped to fit harmoniously within the landscape and unless topographical constraints prohibit so
doing, shall be broken down into sections of not more than forty (40) spaces, separated from other sections by landscaped dividing islands, strips, berms and similar elements, in accordance with the following requirements:

a. Perimeter Landscaping. The cultivated landscaping of the perimeter of all off-street parking areas is required except for access-ways as necessary. The minimum width of the perimeter landscape strip shall be ten (10) feet and shall be landscaped with at least one (1) tree and five (5) shrubs for every thirty (30) feet of parking lot perimeter. Trees and shrubs in a perimeter landscape strip may be planted singly or in clusters. The remainder of the perimeter landscape strip shall be landscaped with grass, ground cover or other appropriate landscape treatment. Sand or pavement shall not be considered to be appropriate landscape treatment.

b. Interior Landscaping. Landscaping of the interior of off-street parking areas larger than forty (40) cars is required. Terminal islands between rows of parking spaces shall be provided which shall be at least five (5) feet in width and shall contain at least one (1) tree and five (5) shrubs for every five (5) parking spaces. Trees and shrubs in terminal islands or landscaped islands may be planted singly or in clusters. The remainder of any terminal islands or other interior landscape islands shall be landscaped with grass, ground cover or other appropriate landscape treatment. Not less than ten percent (10%) of the interior of off-street parking areas for more than forty (40) cars shall be landscaped and maintained with grass or other living vegetation materials. Sand or pavement shall not be considered to be appropriate landscape treatment.

Article

Shall an Ordinance entitled, “Ordinance amending the Town of Rockport Land Use Ordinance at Chapter 300 to revise Definitions” be enacted?

Day Care Center: A facility licensed by the State of Maine for the care or instruction of more than 3 pre-school aged children exclusive of children who may be living in the home which is serving as the day care or nursery school facility.

Parking Areas: An area where motor vehicles may be located for the purpose of temporary, daily or overnight off-street parking.

Footprint: (Applicable to the Shoreland Overlay District) The entire area of ground covered by the structure(s) on a lot, including but not limited to cantilevered or similar overhanging extensions, as well as unenclosed structures, such as patios and decks.

Hazard Tree: A tree with a structural defect, combination of defects, or disease resulting in a structural defect that under the normal range of environmental conditions at the site exhibits a high probability of failure and loss of a major structural component of the tree in a manner that will strike a target. A normal
range of environmental conditions does not include meteorological anomalies, such as, but not limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if the tree or a portion of the tree fails. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather and linger.

Storm-Damaged Tree: A tree that has been uprooted, blown down, is lying on the ground, or that remains standing and is damaged beyond the point of recovery as the result of a storm event.

Article

Shall an Ordinance entitled “Ordinance to adopt a revised Town of Rockport Zoning Map dated 2020 to replace the existing 2013 Zoning Map” be enacted?

The revised Zoning map contains the following revisions:

1. The property parcel base map is updated through June 2019.
2. The Name of the 907 Modified District has changed to 906 Mixed Business Residential
3. The area identified as the Downtown Core per the June 2016 amendment is shown in the map insert for the Harbor/Downtown area.
4. The property located at 314 West Street Map 19 Lot 49 which was divided into districts 904 and 907 is now placed entirely in a 907 district.
5. The property located at 33 West Wood Road Map 25 Lot 93 which was divided into Districts 904 and 908 is now placed entirely in a 904 District.
6. The property located at 330 Commercial Street Map 20 Lot 182 which was divided into Districts 903 and 906 is now placed entirely in a 906 District.
7. The property located at 535 West Street Map 25 Lot 101-100 and 101 which was placed in Districts 902, 907M & (906) is now changed to District 907.