Section 4: Land Use Plan Update

This plan update continues and adds to the fundamental policies contained in the 1991 Comprehensive Plan, namely:

- That Kennebunk should attempt to maintain its traditional village and countryside pattern of settlement.
- That the Town's natural resources should be respected. Fragile habitats, scenic areas and high value resource areas are designated as rural (low growth) areas
- That growth should be directed to those parts of Town already served or most easily served by municipal services and public infrastructure, and
- That ample opportunity should be provided for the development of reasonably priced housing

See Figure 4-1 [Land Use Plan Update 2003 map]

The Land Use Plan Update will guide future zoning, other land use measures and capital investment programs. It is **not** a zoning map. The boundaries of land use areas may contain more than one zoning category. Those updating the Town's land use ordinances should have flexibility in arriving at final standards and zoning boundaries, provided that the spirit and intent of the designated land use areas are upheld.

This plan update continues the designation of distinct rural (low growth) areas and distinct growth areas as more fully described in the 1991 Plan and expanded on as follows:

A. Rural or Low Growth Areas

- Resource Protection- including 100 year flood plains, coastal wetlands, salt and freshwater marshes
- Branch Brook Aquifer Protection- includes the entire recharge area of Branch Brook and is intended to protect water supply
- Resource Conservation- identified as having multiple natural resource constraints; as being important for recreational, scenic, agricultural, forest and the long term protection of water quality. The objective of these areas is the conservation of environmental systems and rural resources balanced against limited development. Zoning applicable to this area should be amended to apply the 10 acre gross lot area and 5 acre net lot area density requirement to **all** new lots created, not just subdivision lots as presently exists
- Rural Residential- including large tracts of contiguous open land- well outside villages. The objective of this area is to respect the historic landscape character of the rural lands, including the fields and woodlands, while permitting compatible development. Zoning applicable to this area should be amended to apply the 5 acre net lot area density standard to all new lots created, not just subdivision lots as is presently the case
- Coastal Residential- includes residential area south of Route 9 and running to the ocean. Coastal area is not "rural", but the scenery, architectural scale, and proximity to natural resources warrant limited development. The land of the Franciscan Monastery is unique (as noted in the 1991 Plan) and if any change from the present use is contemplated, it deserves treatment under special zoning- possibly under the Town's contract zoning provision.

B. Growth Areas

- Traditional Villages- Kennebunk Village, West Kennebunk Village and Lower Village are included here and consist of both the core commercial areas within each of the villages and the surrounding residential neighborhoods. Zoning applicable to the Village Residential should be revised to permit a higher density for sewered lots that are

proposing affordable housing- either single family or duplex forms of housing. Recommendation is that a minimum net lot area of between 6,000-8,000 sq. feet be allowed for the creation of an affordable dwelling.

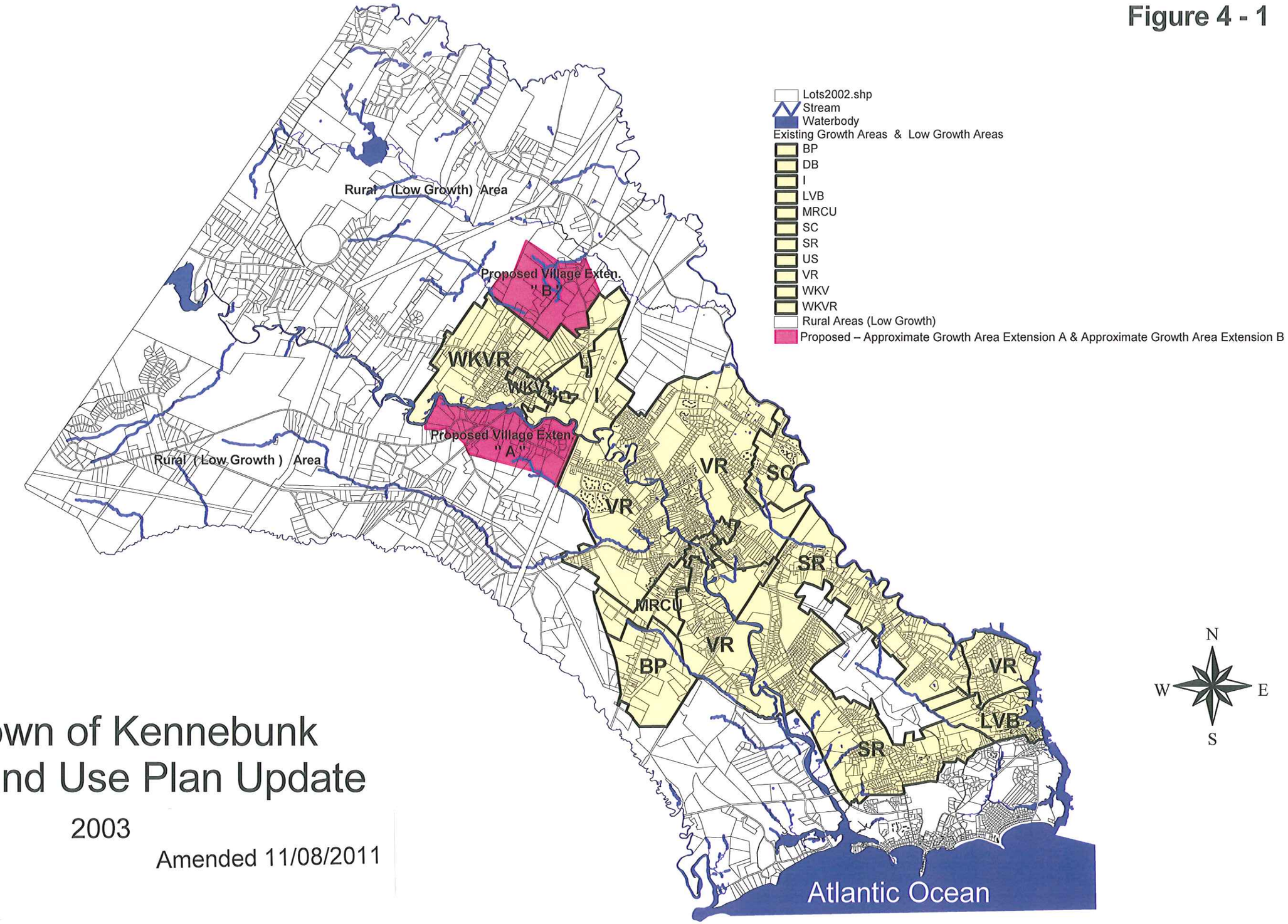
- Proposed Village Extensions- the proposed growth area extensions "A" & "B" (shown on *Figure 4-1*) are intended to allow for phased residential growth over the next decade. These areas have, or are most easily and efficiently served by public services and facilities and infrastructure expansion. Extended village development should be laid out to achieve a sense of village: tight knit, pedestrian oriented, interconnected streets where possible, public open spaces built into the development, etc. Residents in these village/extended village areas should be involved in formulating the dimensional and design standards.
  Recommended net density within the village extension:
  20,000 square feet per lot without public sewer
  10,000 square feet per lot with public sewer
- Suburban Residential- Located along Sea Road and Route 9 corridors and includes a section of Rt. 35 corridor between Lower Village and the Summer Street railroad bridge. Zoning in this area should be amended to apply a minimum of 20,000 square foot net lot area for sewered single family lots but should retain the 40,000 net lot area for non-sewered lots.
- Suburban Commercial- Portland Road (Rt. 1 North) commercial zone should retain existing zoning but allow for the recommended traffic related and economic development strategies.
- Business Park- York Street (Rt. 1 South) area just south of mixed use zone. As noted elsewhere in this update, sewering should be seriously considered if a wetland mitigation plan can be developed and approved by Federal, State and Local authorities. Additional zoning and traffic management strategies, discussed previously, should be considered to allow for additional development within this area.
- Industrial- these areas are located between Factory Pasture Lane and the Railroad R.O.W. and surround the Maine Turnpike exit 3 interchange area. With so limited an industrial zone, even small expansions of the district boundaries should be considered and accommodated, whenever possible.

C. Open Space Plan Priority Areas

In addition to the growth area and rural low growth area designations described above, an open space plan will be completed, adopted and also incorporated here as an open space plan overlay to the Land Use Plan. Kennebunk's open spaces will be rated for the following values to the community:

- Environmental Priority areas
  - High value plant and animal habitats
  - High value riparian corridors
  - High value water resources
- Recreational Resource value
  - Parks and Recreation facilities
  - Trails and connections
  - Water access points
- Town Character areas
  - Historic and cultural value
  - Scenic value/ gateways
  - Neighborhood spaces
  - Agricultural value
  - Forest resource value

Figure 4 - 1



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2003

Amended 11/08/2011

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