

FUTURE LAND USE PLAN

INTRODUCTION

This Future Land Use Plan reflects the vision of what Bucksport residents want their town to be for the next ten years or so. The **revises and** plan builds upon the future land use plan from the 2003 Comprehensive Plan. Residential, commercial and industrial growth is encouraged in appropriate areas within reach of town services and without adverse impact to neighboring properties. Rural areas are to be protected from excessive and inappropriate development.

These conceptual recommendations are to be considered by the Ordinance Committee as it revises the Bucksport Land Use Ordinance in the next few years. **It is not the intent of this FLU Plan to stipulate all details or devise the language of forthcoming ordinance changes, but it lays out a strategy and make broad recommendations for the re-write committee, which may be the Ordinance Committee.** The names of the proposed districts are also subject to change by the re-write committee. Some new names are used for this Plan to help distinguish **proposed** changes from the 2003 Future Land Use Plan and current zoning map.

Specifically, this section:

- a. Proposes a future development scheme for Bucksport; and
- b. Recommends growth and rural areas.

A FUTURE DEVELOPMENT SCHEME FOR BUCKSPORT

The following paragraphs present the future land use scheme envisioned for Bucksport (See also the Future Land Use Map).

Urban-Suburban Districts

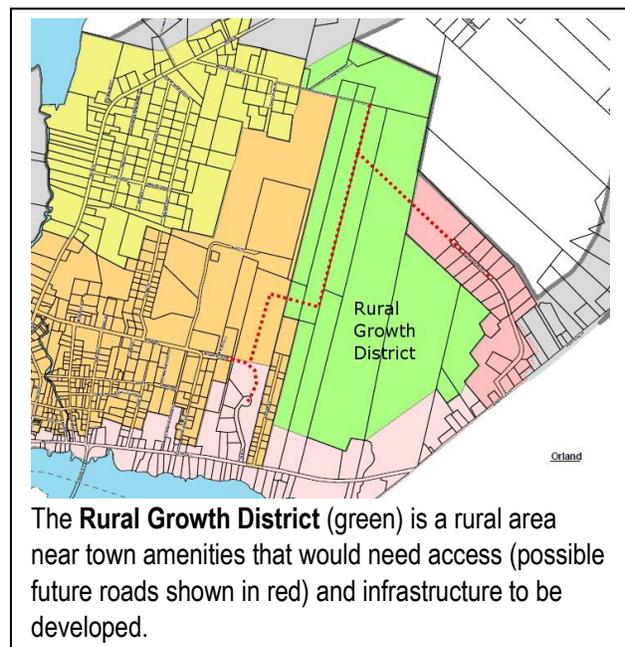
The plan recommends change in the boundaries of the several urban Districts as follows.

- The **new Commercial Core District** is the area of greatest density of development in downtown Bucksport. **It is renamed in its smaller configuration to distinguish it from the existing Downtown District. The very compact Commercial Core District** encourages and accommodates urban elements such as a mix of commercial and residential uses, walkability, shared off-site parking and zero setbacks from Main Street and other property lines. **It is important to clearly define this district so that appropriate ordinance language may be written to allow its features to continue and grow as distinct from other urban areas. Keeping this high-density area in a relatively small foot print may allow state regulators to permit future growth in this area to follow the historic pattern, even within the Shoreland Zone where statutes typically require more open space. Linking the conserved land in the proposed Waterfront Walkway Overlay District to this zone as a riverside buffer will also provide a rationale for greater allowed density, lot coverage and other relaxed standards. See Shoreland Districts for more on the WWO. Remaining portions of the existing Downtown District are to be encompassed by the Commercial-Residential District.**



- The **Commercial-Residential District** around the commercial core and along Main St., Route 1 and Route 46 is a medium to high density mixed use area with town water and sewer. It is recommended that on-site parking would be required for new development as is the general pattern of the area. The CR encompasses several existing commercial districts that could be combined to simplify the town's overall zoning scheme.
- The **Village District** is primarily a medium to high density residential area with compatible commercial and institutional uses where both town water and sewer are available within approximately 500 feet. This Plan proposes that some residential neighborhoods be separated from the Village District where further limitation on commercial development is desired. This may allow the Village District to accommodate more small to medium-scale commercial development as a mixed-use zone.
- The new **Residential District** contains areas in the current compact area that lack town water, but have town sewer. These areas are reserved for medium density residential development. Commercial uses in this area would be limited to small, home-based businesses. This district provides a good area of transition between urban and rural sections of town.

- The new **Rural Growth District** is an area near town amenities that needs new access roads and other infrastructure in order for substantial development to occur. It will be treated as a Rural 1 area until appropriate access is planned for development. Then, areas would be included in the Village, Residential and/or Com-Res Districts depending on the type of development(s) that are planned. This district is designated on the map as a location for the town to direct new growth should a suitable area become needed. Residential development near the public schools and commercial development near major road access would seem most appropriate.



- The **C3 (Industrial Park) District** already encompasses sufficient land for anticipated expansion in the next ten years and is proposed to remain the same.

- The allowed uses in the **Heavy Industrial District** should be reviewed as the needs for redevelopment in the area become more apparent. **If warranted for new industrial projects, large, vacant lots adjacent to the ID District should be considered for inclusion in the ID District, reserving buffers toward residential development.**

Rural Areas

The plan recommends retaining the general layout of the Rural Districts. The depths of the Rural 1 Development Corridor and Route 15 Commercial District should be studied **by the re-write committee** to see if they **have provided** the desired effects **since their inception**.

The Shoreland Zoning

- **The Resource Protection District** should be reviewed to exclude areas put in under rules for Inland Waterfowl & Wading bird Habitat that have since been repealed.
- A new **Waterfront Walkway District** should be created to protect walkway and park areas and to identify conserved land along the river that provides a rationale for greater allowed density within the Shoreland part of the Commercial Core.
- The **Commercial Fisheries and Maritime Activities District** should be reviewed to see if it should be expanded to accommodate redevelopment of industrial/commercial areas.

GROWTH AND RURAL AREAS DESIGNATION

Under this proposal, **the Rural 1 Districts and the Rural 2 Districts** will be the designated rural areas for the town. The other districts will be considered growth areas. **Shoreland Districts are designed for resource protection and limited growth. Shoreland areas within the town's water and sewer service areas allow for greater density of growth.**

MEASURES TO DISTINGUISH GROWTH AND RURAL AREAS

The plan has several measures to encourage denser development in the growth areas and minimizing development in the rural area.

1. Minimum lot size requirements in the growth districts are relatively small (5,000 to 20,000 square-feet) compared to a **one acre or more** minimum for new lots in the rural districts.
2. Measures are proposed to keep the growth areas attractive for development by prohibiting potentially incompatible uses.
3. The on-going efforts to upgrade and market the downtown and waterfront area make this area more attractive to development. A pedestrian-friendly downtown attracts retailers and **may lessen** demand for commercial land along the highways.
4. The restriction on locating mobile home parks in remote areas of the town helps concentrate this use in areas within easier reach of town services.
5. **Development Corridors are designed to allow more housing density along existing roads so that rural back lands are not as pressured for development.**
6. Future access and other infrastructure **are** proposed for the rural growth district.
7. **TM-- should we mention that any expansions of assisted living, senior citizen housing would take place in the growth areas?**