



**City of Biddeford**  
**Institutional Zone Review Committee**

March 26, 2026 at 4:00 PM  
City Hall Council Chambers & Teams

Join Microsoft [Teams Meeting Online](#)  
Or call in by phone: +1 872-242-8054  
Meeting ID: 433713073#

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
4. Material Review
  - 4.a Institutional Master Plan Rev 2
  - 4.b Institutional Zone Section 2
5. Old Business
6. New Business
7. Adjourn

## Article 16 (XVI) Institutional Zone Ordinance

### ~~Section 11 Institutional master plan.~~

~~[Ord. No. 2001.90, § 7, 10-16-2001]~~

#### Section 1

A. Applicability. Any university use or other use conducted by a college or university in an institutional zone shall be consistent with an institutional master plan as reviewed and approved by the Planning Board, and approved by the City Council in accordance with this section. Any site plan approval or other approval for such uses shall be consistent with the City's Land Use Ordinance and the approved Institutional Master Plan. The intuitional master plan is hereby recognized as a long term planning document rather than being a land use regulatory document. As such it shall be used as a guide document for City Staff, the Planning Board and City Council.

~~approved by the Planning Board in accordance with this section. Any site plan approval or other approval for such uses shall be consistent with the approved institutional master plan. A intuitional master plan is not a regulatory document and is merely used for planning purposes.~~

#### ~~B. Transition provisions.~~

- ~~1. Following the adoption of this section, the City shall continue to process any pending applications for site plan approval in the institutional zone and shall issue the required permits for these projects if approved and for any other approved but unbuilt projects. This shall include only the following University of New England projects:
  - ~~a. Construction of two approved residence halls;~~
  - ~~b. Expansion of the cafeteria;~~
  - ~~c. Construction of a facilities management building;~~
  - ~~d. Installation of lighting at the existing athletic fields.~~~~

~~2.—The Planning Board shall not approve site plans for any other new or expanded buildings and structures, including parking lots, in the institutional zone not addressed in 1. until an institutional master plan has been approved for the college or university. Similarly, the City shall not issue building, plumbing, electrical, or other permits for any other new or expanded buildings or structures in the institutional zone not addressed in 1. until an institutional master plan is approved.~~

~~C.—Coordination with site plan review. All projects in the institutional zone that require site plan review in accordance with Article XI of this Code shall continue to require site plan review and approval. In reviewing site plans for university uses or other uses conducted by a college or university in an institutional zone, the Planning Board shall consider the conformance of the proposed activities with the approved institutional master plan and shall approve the project only if it finds that the activities are consistent with the institutional master plan as well as the other standards of Article XI and the provisions of the institutional zone.~~

~~In its review of projects in the institutional zone, the Planning Board shall be guided by the approved institutional master plan and shall not impose conditions or requirements on an applicant that are in conflict with the approved institutional master plan. In those areas where the master plan addresses issues that are also covered by site plan review, the Planning Board shall be guided by the overall direction provided in the approved institutional master plan and shall limit the scope of its review under the site plan provisions to how the projects contained in the master plan are designed and constructed to conform to the standards of Section B of Article XI. The following chart outlines the respective areas of concern for the review of an institutional master plan and the site plans for individual projects contained in the master plan for those areas covered in both reviews:~~

<b>Review Topic</b>	<b>Institutional Master Plan Review Focus</b>	<b>Site Plan Review Focus</b>
<del>Buildings, athletic facilities, and supporting structures</del>	<del>The need for the facilities is related to program growth and changes supported in the master plan, and the general sizes and locations are appropriate based upon those needs</del>	<del>The buildings and/or facilities generally conform to the approved master plan and meet the specific zoning and site plan review standards</del>

Review Topic	Institutional Master Plan Review Focus	Site Plan Review Focus
Road network and traffic	The primary road network providing access to the campus and within the campus will be adequate to handle the anticipated increase in traffic safely and efficiently while minimizing the impact on other users as a result of the identified improvements	Any road or traffic improvements that are identified in the overall traffic management program in the master plan that are needed to support the specific development project will be built and will meet the technical standards set out in the ordinance
Parking	The amount of parking and general parking locations will be adequate to accommodate the anticipated increase in parking demand resulting from the growth and changes anticipated in the master plan	Any parking improvements that are identified in the overall parking program in the master plan that are needed to support the specific development project will be built and will meet the technical standards set out in the ordinance
Water and sewer	The water and sewer systems will be adequate to accommodate the anticipated increase in demand resulting from the growth and changes anticipated in the master plan	The location and design of the water and sewer facilities associated with the specific development proposal are consistent with the master plan and meet the technical standards set out in the ordinance
Landscaping, lighting, signs, noise, scenic views	The master plan establishes appropriate standards for the design of these elements and to minimize the impact on surrounding neighborhoods	The location and design of these elements are consistent with the standards set out in the master plan and meet any other applicable technical standards set out in the ordinance

Review Topic	Institutional Master Plan Review Focus	Site Plan Review Focus
Pedestrian and bicycle facilities	The pedestrian and bicycle facilities will be adequate to accommodate the anticipated increase in demand resulting from the growth and changes anticipated in the master plan and standards are established for the design of these elements	The location and design of these elements are consistent with the master plan, meet the standards set out in the master plan, and any other technical standards set out in ordinance

~~D.—Variances. Notwithstanding the provisions of Section 4 of Article IX of this Code, the Zoning Board of Appeals shall not grant variances with respect to the dimensional standards of the institutional zone unless the need for such variation is identified in an approved institutional master plan and such variation is explicitly endorsed by the Planning Board in its approval of the master plan.~~

~~E.—Timing of the initial master plan submission. Any college or university located within an institutional zone shall submit an institutional master plan meeting the requirements of this section to the Planning Board for review within two years of the adoption of this section.~~

~~F.—Amendment of an approved master plan. A college or university may submit a request to amend the approved institutional master plan at any time provided that no request for an amendment shall be considered within three months of the date of the previous approval of the institutional master plan. The process, procedures, and standards for amending a master plan shall be the same as for the initial approval, however, the applicant may submit an application containing only those items that have been changed from the prior master plan.~~

~~G.—Submission and review procedures. The institutional master plan shall contain the information and exhibits set forth in Subsection H. Upon receipt of the initial submission of an institutional master plan or a proposed amended master plan, the application shall be processed and reviewed in accordance with the procedures for reviewing site plan applications with the following additional provisions:~~

- ~~1.—Upon receipt of an institutional master plan or an amendment to an approved master plan, the City planning staff shall have 14 days to review the plan for~~

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~~completeness. If the staff finds that the master plan provides all of the information set forth in Subsection H, the staff shall find the plan to be complete, shall notify the applicant, in writing, of this determination, and shall place the master plan on the agenda of the next regularly scheduled Planning Board meeting. The applicant will forward 10 copies of the proposed master plan for Planning Board review. If the staff finds the master plan to be incomplete, it shall notify the applicant, in writing, of this determination and shall indicate the additional information required.~~

- ~~2. Upon receipt of an institutional master plan, the planning department shall notify all agencies and departments regularly notified of site plan applications as well as the Biddeford Conservation Commission and any neighborhood organization that has requested to be notified of the submission of the master plan.~~
- ~~3. Prior to the approval of an institutional master plan or an amended institutional master plan, the Planning Board shall hold a public hearing.~~
- ~~4. The Planning Board shall review the institutional master plan at a regularly scheduled meeting of the Board. The Board shall have 30 days following its initial consideration of the plan to approve, approve with conditions, or deny the master plan.~~
- ~~5. A copy of any approved institutional master plan or an amendment to a master plan shall be filed with the City Clerk.~~

#### A. Institutional Master Plan Requirements:

1. Submission and review procedures. The institutional master plan shall contain the information and exhibits set forth in Subsection D. Upon receipt of the initial submission of an institutional master plan or a proposed amended master plan, the application shall be processed and reviewed in accordance with the procedures for reviewing site plan applications with the following additional provisions:
2. Upon receipt of an institutional master plan or an amendment to an approved master plan, the City Planner, Code Enforcement Officer, City Engineer, Police Chief, Fire Chief and Public Works Director shall have 60 30 days to review the plan for completeness. Upon determination of completeness, the following items shall be completed as assigned:

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- A. The Planning Department shall schedule the master plan for a public hearing to be held within 60 days from the date of application completeness.
- B. The Planning Department shall notify the Biddeford Conservation Commission, a recommending body, of the hearing date and forward members a copy of the master plan submittal. The Conservation Commission may formally submit written comments to the Planning Board for their consideration.
- C. The Planning Department shall also notify and forward a copy of the master plan submittal to any neighborhood organization, group or individual who has formally requested, in writing, a copy of the plan. This notification shall include the scheduled hearing date, time and location. Any written comments received from a neighborhood organization, group or individual shall be forwarded to the Planning Board.
- D. The Planning Department shall send written notification of the public hearing to all property owners within 250 feet of the Institutional Zone boundaries.
- E. The university, institution or college shall post a sign/notice to residents of the proposed amendment or new master plan submission. The postings shall be visible from public streets and the location of the notice shall be approved by Staff Review Committee (SRC). The signage shall be visible and readable from the public right of way and shall be directed to both directions of the determined notification location. The required posting/signage shall be a minimum of three (3) feet by four (4) feet and shall contain language of which includes the date, time and location of each scheduled public hearing a minimum of ten (10) days prior to the public hearing. The signage shall remain in place until the day following the public hearing. New signage containing the same information shall be posted for all subsequent public hearings. The master plan shall be reviewed by the Planning Board a minimum of two public hearings scheduled a minimum of two (2) weeks apart. two public meetings held by the university where the university shall share plans of a master plan or amendment to an existing plan.

If the Staff Review Committee (SRC) finds the master plan to be incomplete, it shall notify the applicant, in writing, of this determination and shall indicate the additional information required.

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Upon receiving notice of a complete master plan the applicant will forward electronic copies and 10 copies of the proposed master plan for Planning Board and City Council for review.

- a. Prior to the approval of an institutional master plan or an amended institutional master plan, the Planning Board shall hold a public hearing.
- b. The Planning Board shall review the institutional master plan at a regularly scheduled meeting of the Board. ~~The Board shall have 90 days following its initial consideration of the plan to forward a recommendation to the City Council to approve, approve with conditions, or deny the master plan.~~
- c. ~~The Biddeford City Council will hold two readings of the master plan and the first meeting shall be no later than 30 days after the planning board approval recommendation has been made.~~ Prior to the planning board approving the plan, a presentation shall be made to the City Council.
- d. A copy of any approved institutional master plan or an amendment to a master plan shall be filed with the City Clerk, Planning Department and McArthur Library. The plan shall also be posted on the City's web site.

3. Amendments or of an approved master plan.

- a. A college or university may submit a request to amend the approved institutional master plan at any time provided that no request for an amendment shall be considered within three months of the date of the previous approval of the institutional master plan. The process, procedures, and standards for amending a master plan shall be the same as for the initial approval, however, the applicant may submit an application containing only those items that have been changed from the prior master plan. All amendments shall be in a format similar to ordinance amendments: Strike throughs for proposed deletions and underlined sections for additions to the plan

~~H.~~ D. Contents of the institutional master plan.

An institutional master plan shall provide the City and abutting neighborhoods with a clear outline of the anticipated growth and changes of the institution over the next five

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to 10 years and the potential impact of those changes on the City and areas surrounding the institution.

The master plan should, therefore, contain a description of the current programs and facilities of the college or university, a description of anticipated changes in programs and facilities over the next five years, an analysis of the potential impacts of the anticipated changes on the facilities and the surrounding neighborhoods, an assessment of actions proposed to mitigate any adverse impacts resulting from the anticipated changes, and a conceptual plan showing the approximate size and location of proposed facility improvements.

The institutional master plan shall contain at least the following information and exhibits:

1. Mission statement and institutional objectives.
  - a. The institution's adopted mission statement.
  - b. A statement of any anticipated changes in the institution's mission over the next five years.
  - c. A statement of the institution's objectives with respect to growth and change over the next five years.
2. Existing physical conditions.
  - a. A scaled plan at a scale of not more than one inch equals 200 feet showing the location of all existing buildings, structures, athletic fields and facilities, parking, walkways, service areas, and other impervious surfaces and the height of all buildings and structures referenced to the National Geodetic Vertical Datum (NGVD).
  - b. A scaled plan at the same scale as the existing conditions plan showing the location of all existing utilities, sewer and water systems, and stormwater drainage facilities.
  - c. A natural resources inventory and analysis showing the location of all significant natural resources within those areas of the campus that are already developed or where development activities including clearing or filling are proposed or that will be potentially impacted by proposed development activities. The analysis shall assess the significance of these resources and the issues they raise with

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respect to the master plan. This shall include a plan at the same scale as the existing conditions plan showing the locations of the significant resources.

- d. An historic and archeological resources inventory and analysis showing the location of any known historic or archeological resources and any area with potential as an area of historic or archeological significance within those areas of the campus that are already developed or where development activities including clearing or filling are proposed or that will be potentially impacted by proposed development activities. This shall include a plan at the same scale as the existing conditions plan.
  - e. Data on the existing lot coverage and lot coverage ratio.
3. Programs and activities.
- a. A narrative providing at least the following information about current programs and activities:
    - (1) The current educational programs and degree offerings.
    - (2) Other regularly scheduled programs or activities offered or hosted by the institution.
    - (3) Current enrollment of full time and part time students by head count based upon the most recent integrated postsecondary data survey (IPDS) report.
    - (4) Current employment by type of positions and full time/part time status by head count based upon the most recent IPDS report.
    - (5) The number of people living on campus.
  - b. A narrative describing how the programs and activities and the number of students, employees, campus residents, and program participants are anticipated to change over the next five years.
4. Educational, research, residential, support and athletic facilities.
- a. A description and plan identifying what buildings and facilities are currently used for these purposes.
  - b. The current bed capacity of all residential buildings and the anticipated change in the total bed capacity.

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- c. A description of any significant changes in the type of use made of existing buildings, significant expansions of existing buildings, or new buildings and facilities that are anticipated to be needed in the next five years.
  - d. A description of how the anticipated changes in facilities relate to program changes and the institution's mission.
5. Parking and traffic.
- a. Information on current traffic volumes and conditions including levels of service on the principal public streets and intersections of public streets within the zone and on the primary access routes to the campus.
  - b. A description of anticipated changes in traffic volumes over the next five years resulting from the changes in programs and facilities included in the master plan.
  - c. An analysis of the impact of these changes on traffic flow and vehicular and pedestrian safety on public streets within the zone and that provide access to the campus.
  - d. A proposed program of improvements to address any unacceptable impacts resulting from changes in traffic volumes including activities that will be undertaken to mitigate any adverse impacts on adjacent residential neighborhoods.
  - e. Information on the number and location of existing parking spaces.
  - f. An analysis of the adequacy of the existing parking to meet anticipated changes in programs and facilities over the next five years.
  - g. An assessment of pedestrian and bicycle movements and safety related to the parking supply and locations.
  - h. A proposed program of parking improvements to meet any identified deficiencies.
6. Water and sewer service.
- a. A description of current provisions for water supply and sewage disposal including capacities, current utilization rates, and conformance with any permit or other legal standards.

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- b. An analysis of the change in demand for water supply and sewage disposal resulting from anticipated changes in programs and facilities over the next five years and the adequacy of the existing systems to meet this demand.
  - c. A proposed program of improvements to address any identified deficiencies.
  - d. A statement as to how water supply and sewer disposal improvements are or will be coordinated with City programs and the needs of neighboring residential areas.
7. Municipal and community services.
- a. A description of all municipal and community services (police, fire, rescue, recreation, etc.) currently utilized by the institution and data on the current level of usage.
  - b. An analysis of the change in demand for municipal and community services and the adequacy of the existing services to meet this demand.
  - c. A proposed program of improvements to meet the identified deficiencies including proposed funding mechanisms.
8. Neighborhood impacts.
- a. An assessment of how current campus activities impact neighboring residential areas including, but not limited to, traffic, noise, and visual intrusions. This assessment shall consider conformity to current City and state standards with respect to these items as well as documented evidence of any community or neighborhood concerns relative to these issues.
  - b. An evaluation of current efforts to mitigate these impacts.
  - c. An assessment of any changes in these impacts resulting from the changes in programs or facilities included in the master plan.
  - d. A program for mitigating the adverse impacts of proposed changes or improvements on surrounding residential neighborhoods.
9. Community outreach.
- a. A description of current community outreach activities.
  - b. An analysis of anticipated changes in outreach activities over the next five years.

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10. Conceptual development program.

- a. A conceptual site plan at the same scale as the existing conditions plan showing the approximate size and location of proposed changes to buildings, structures, parking lots, pedestrian facilities, bicycle facilities, athletic fields and facilities, roads, and similar facilities proposed in the master plan. This should show new facilities, modifications or enlargements of existing facilities, and the planned removal of facilities.
  - b. An accompanying narrative or tables detailing the scale or size of the proposed improvements including the approximate height of buildings, the approximate peak elevation of buildings and structures referenced to NGVD, approximate floor area, approximate size of parking areas, or approximate occupancy.
  - c. A description of all development and design standards or provisions that will apply to the proposed improvements in accordance with Subsection I.
  - d. A schedule setting out when the improvements included in the conceptual development program are anticipated to be completed.
- I. Development and design standards. The institutional master plan shall establish development and design standards that shall apply to all development proposals and other improvements within the institutional zone. These development and design standards will apply to individual projects that are submitted for site plan review. These standards shall foster the development of a visually and architecturally integrated campus that is safe, environmentally sensitive, and that minimizes the adverse impact of the campus on neighboring residential areas. At a minimum, these development and design standards shall address the following areas:
1. Landscaping. The standards shall establish a general pattern for all campus landscaping including the typical size and type of plantings and shall detail how landscaping will be used to enhance the visual environment of the campus, shield and soften service and parking areas, and minimize impacts on surrounding residential areas and the users of public streets through the campus.
  2. Exterior lighting. The standards shall establish a general lighting theme for the campus and shall identify the appropriate maximum, average, or minimum illumination levels and uniformity ratios for various areas and facilities, the typical

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type of lighting fixtures and poles that will be used, and shall detail how night-time sky glow and light intrusion on neighboring residential areas will be minimized.

3. Signage. The standards shall establish a consistent design theme for all campus signs that enhances the visual environment of the campus and shall identify the general design, sizes, and locations for various types of campus signs.
  4. Pedestrian and bicycle facilities. The standards shall establish an integrated program for accommodating pedestrians and bicyclists safely while promoting a campus environment that is pedestrian focused. The standards shall identify the types, general location, and typical design of various pedestrian and bicycle facilities.
  5. Noise. The standards shall establish an overall program for minimizing the impact of campus noise on adjacent residential areas. The standards shall identify measures that will be employed to control noise at the source as well as to mitigate the impacts of noise on adjacent property.
  6. Architectural design and details. The standards shall establish an integrated design theme for campus buildings that is harmonious with existing buildings while promoting a high level of design for new buildings. The standards shall address the scale and massing of buildings, appropriate materials and colors, rooflines, locations of building entrances, architectural detailing, and similar features to create a visually attractive campus while minimizing impacts on surrounding residential areas.
  7. Protection of identified scenic views. The standards shall establish a standard approach for protecting scenic views within or from the campus that have been formally identified and approved by the City Council.
- J. Approval standards. In reviewing an institutional master plan, the Planning Board [and City Council](#) ~~shall~~ [may](#) approve the master plan if it finds that:
1. The activities and facilities proposed in the master plan are consistent with the institution's mission statement.
  2. The facilities conform to the requirements of the institutional zone and other applicable provisions of the zoning ordinance.

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3. There is a reasonable expectation that individual projects carried out in accordance with the institutional master plan will be able to be designed so that they comply with the site plan review standards of Article XI.
  4. The activities and facilities will be designed in a manner that will not unreasonably increase adverse impacts on adjacent residential neighborhoods or the facilities or services of the City of Biddeford.
  5. The City Council and UNE shall establish a scholarship and community grant program, within the first six months of the acceptance of the university's master plan.
- K. Appeals of Planning Board action. Appeals of the actions of the Planning Board in reviewing and approving institutional master plans under this section shall be to the City of Biddeford's Zoning Board of Appeals. The applicant and any party to the review of the institutional master plan may appeal any action of the Planning Board within 30 days of such action by providing written notice to the Board of Appeals setting forth the action being appealed and the specific basis for the appeal. Appeals of Planning Board actions in the review of an institutional master plan shall be processed in accordance with the procedures set out in Section 5 of Article IX of this ordinance.<sup>[1]</sup>

## Section 2. Definitions

### UNIVERSITY/COLLEGE

A postsecondary educational institution that is part of the University of Maine System or the Maine Technical College System or that is authorized by the laws of the State of Maine to grant degrees.

### UNIVERSITY USES

Facilities, programs, services, or activities conducted by or hosted by a college or university that:

1. Are consistent with the institution's mission, and
2. Involve or support educational, extracurricular, research, service, or community outreach activities, and
3. If located in an institutional zone, are consistent with the most recent institutional master plan approved by the Planning Board.

University uses includes ancillary and support services such as health clinics, parking lots, bookstores, day care centers, snack stands, and similar facilities that primarily serve university faculty, staff, and/or students. University uses also include residential uses that provide housing, dining, and related facilities for staff, faculty, students, and participants in programs and activities conducted or hosted by the institution but shall not involve providing accommodations to the general public or for people who are not involved in university related programs or activities nor any use that would be classified as a hotel or motel under the provisions of this ordinance. University uses may be provided or operated directly by the university or on a contract basis.

## Section 3. Institutional Zone Description(s)

1. Institutional Zone (IN): The purpose of the Institutional Zone(s) ~~is~~ are to accommodate college and university uses while minimizing the adverse effects ~~that such uses may have on the predominantly~~ when located adjacently to ~~residentially zoned neighborhoods~~ surrounding the institutional zone. **(NOTE# we will need to amend the zoning map to identify IN-1)**

All parcels located within a Institutional zone as of (Month)1, 2026 shall be known as IN-1. Parcels included in the IN-1 zone are : 331 WEST ST Tax Map 4 Lot 4, 36 HILLS BEACH RD Tax map 9 Lot 1, 16 OLD POOL RD Tax Map 9 Lor 13, 634 POOL ST Tax map 4 Lot 14, 3

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[NOREASTER WAY Tax map 9 Lot 15, 79 NEWTOWN RD Tax map 9 Lot 20, 592 POOL ST Tax map 9 Lot 21, 583 POOL ST Tax map 51 Lot 10, 1 HILLS BEACH RD Tax map 51 Lot 11, 3 HILLS BEACH RD Tax map 51 Lot 12, 9 HILLS BEACH RD Tax map 51 Lot 13, 588 POOL ST Tax map 51 Lot 18, 590 POOL ST Tax map 51 Lot 18, 605 POOL ST Tax map 52 Lot 2, 20-24 HILLS BEACH RD Tax map 52 Lot 3, 11 HILLS BEACH RD Tax map 52 Lot 4, 0 HILLS BEACH RD Tax map 54 Lot 98, 0 HILLS BEACH RD Tax map 54 Lot 99, POOL ST Tax map 45 Lot 3-3.](#)

2. [All parcels intended for university/college uses shall submit, as part of the master plan or amended master plan, the proposed density, dimensional and lot coverages. Once the master plan is approved the University shall initiate a zoning to change.](#)
3. [All new approved IN zoning districts shall be identified as IN with a consecutive numeral identifier \(e.g IN-1, IN-2\).](#)

#### [Section 4 Institutional Zone Performance Standards](#)

~~P.~~ The location of new or expanded buildings and structures, including the replacement of existing buildings, in the Institutional Zones shall [be included in the current approved Institutional Master Plans](#) and the following dimensional standards:

##### [IN-1](#)

1. Maximum Height. The maximum height of buildings in the Institutional Zone shall be 35 feet, 50 feet, or 65 feet depending upon in which building height subdistrict the building is located. The building height subdistricts and maximum building heights are shown on the Institutional Zone Subdistrict Map dated September 6, 2001, and described in boundary descriptions prepared by an independent registered land surveyor licensed to practice in the State of Maine which are made a part of this ordinance.

Notwithstanding the maximum building height provision, the tallest point of any building or structure, including appurtenant structures, in the Institutional Zone shall not exceed 115 feet above sea level based upon the national geodetic vertical datum (NGVD), unless a higher elevation is mandated as part of a state or federal environmental approval or permit.

2. Minimum Building Setbacks From Public Streets. All buildings in the Institutional Zone shall conform to the following minimum setbacks from public streets:

- South side of Hills Beach Road from intersection with Old Pool Road east to a point 250 feet west of the zone boundary/property line: 25 feet.

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- South side of Hills Beach Road from a point 250 feet west of the zone boundary/property line east to the zone boundary: 50 feet with a provision that it can be reduced to 25 feet if replacement buildings at the housing park are located further from the wetland.
- North side of Hills Beach Road from intersection with Old Pool Road east to the zone boundary: 50 feet.
- Both sides of Hills Beach Road from intersection with Old Pool Road west to the zone boundary at Route 9: 50 feet with a provision that it can be reduced to 25 feet when a Hills Beach bypass is built that conforms to the following standards and is approved as part of the Institutional Master Plan.
  - Both sides of Old Pool Road: 50 feet.
  - Both sides of Pool Road (Route 9): 50 feet.
  - Both sides of Newtown Road: 40 feet.
  - Both sides of the Hills Beach bypass road when built: 50 feet.

The reduced setback along the westerly portion of Hills Beach Road shall be effective only if a Hills Beach bypass road has been constructed that meets the following standards:

- a. The road shall be designed and located to allow traffic to Hills Beach to travel directly from Route 9 to the approximate vicinity of the intersection of Old Pool Road and Hills Beach Road without using campus roads.
- b. The intersection with Route 9 will be located at an appropriate location for this use.
- c. The road shall be designed as a limited access facility with not more than one curb cut on each side providing campus access through internal campus streets. These curb cuts shall be in addition to any intersections with public streets or roads.
- d. No buildings or parking lots shall have direct access to or from the bypass road.
- e. A landscaped street buffer shall be established as provided for in Section 43 of Article VI.

3. Minimum Building Setback from the Perimeter of the Institutional Zone. All buildings shall be setback a minimum of 50 feet from the external boundary of the Institutional Zone where such zone boundary abuts a Suburban Residential (SR-1), Coastal Residential (CR), or Rural-Farm (R-F) Zone. The area along the zone boundary shall be maintained as a landscaped buffer in accordance with the provisions of Article VI, Section 12.

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4. Maximum Lot Coverage. The maximum lot coverage shall be as follows:
  - a. Within the area south of Route 9 and west of the Newtown Road: 10%.
  - b. Within the area South of Route 9 and east of the Newtown Road: 30%.
  - c. Within the area North of Route 9: No maximum except as provided for in 5, Restricted Development Areas.
5. Restricted Development Areas. Within the areas identified as “No Build Zones” on the Institutional Zone Subdistrict Map dated September 6, 2001, and described in boundary descriptions prepared by an independent registered land surveyor licensed to practice in the State of Maine which are made a part of this ordinance, the following additional requirements shall apply:
  - a. No new buildings, parking, roads, or access drives shall be constructed except for the construction of a Hills Beach bypass road and connections to the bypass road from existing public streets.
  - b. Existing buildings, parking, roads, and access drives may be maintained and may be improved with Planning Board approval but may not be relocated or expanded except as provided for in a.
  - c. The existing student housing park located on the south side of the Hills Beach Road may be replaced with new low-impact academic or support facilities. Low-impact is defined as meeting the following standards:
    1. The replacement has been approved as part of the institutional master plan.
    2. The total footprint area of all replacement buildings and structures shall not exceed 14,400 square feet.
    3. The amount of nonvegetated area after redevelopment shall be not more than the amount of nonvegetated area existing at the time of adoption of this provision.
    4. No buildings, structures, parking, or other impervious surfaces shall be located closer to any adjacent wetland or the external boundary of the Institutional Zone than the existing facilities being replaced and, where possible, the setback from wetlands shall be increased.
    5. The architectural design of the low-impact academic or support facilities shall be compatible with the adjacent residential character, consistent with the approved University Master Plan Architectural Design Standards, and shall be limited to a maximum height of 35 feet.

6. The low-impact academic or support facilities shall have no greater impact on the adjacent wetlands, than did the development existing at the time of the approval of the 2003-2007 Master Plan (approved May 7, 2003), as demonstrated by a wetlands delineation plan and stormwater management plan submitted as part of the application for site plan approval.

7. The low-impact academic or support facilities shall have no greater light intrusion, noise or traffic impact (both vehicular and pedestrian) on adjacent residential properties, than did the development existing on the site at the time of the approval of the 2003-2007 Master Plan (approved May 7, 2003), as demonstrated by a noise mitigation plan and traffic study submitted as part of the application for site plan approval.

~~d. No new athletic fields or athletic facilities shall be constructed.~~

~~e. d.~~ Existing athletic fields may be maintained and improved but may not be expanded. Improvements to the existing fields shall be limited to items such as fencing, buffering, portable grandstands, scoreboards, lighting, temporary [restroom](#) facilities, storage sheds with less than 300 square feet of floor area, and similar facilities.

~~f. e.~~ The areas not currently used for athletic fields, parking or the student housing park shall be maintained as naturally vegetated areas and shall not be converted to lawns or other improved open space. Existing vegetation shall be maintained subject to sound management practices relative to cutting, thinning, pruning, and similar activities.

#### Section 5. Permitted Uses

- 1) UNIVERSITY/COLLEGE/ UNIVERSITY USES are only allowed in the Institutional Zones **Note: We will need to delete the uses specified above in all zones except IN**