



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

March 30, 2026 at 4:00 PM  
City Hall Council Chambers & Teams

Join [Microsoft Teams Meeting Online](#)  
Or call in by phone: +1 872-242-8054  
Passcode: 415091796#

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

## **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 is to accommodate college and university uses while minimizing the adverse effects that such uses may have on the predominantly residentially zoned neighborhoods surrounding the institutional zone.

All parcels in a Institutional zone as of (Month)1, 2026 will 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 NOREASTER WAY Tax map 9 Lot 15, 79 NEWTOWN RD Tax map 9 Lot 20, 592 POOL ST Tax map 9 Lot 21,

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[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. Proposed density, dimensional and lot coverages shall be part of the submittal. Once the master plan is approved the University shall imitate a zoning to change. The Planning board shall review and make a recommendation to the city council for approval.](#)
3. [All approved IN zoning shall be identified as IN with a numeral. \(e.g IN-1, IN-2\)](#)

#### [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 ~~conform to the~~ [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. 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 rest room facilities, storage sheds with less than 300 square feet of floor area, and similar facilities.

f. 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.