CHAPTER 10: EXISTING LAND USE

This chapter includes a description of historical and current development patterns and a summary of City ordinances which regulate land use development. Future development patterns will be determined in large part by the limitations and opportunities imposed by existing land use patterns and natural resources and by land development trends occurring in the community.

HISTORICAL PATTERNS OF DEVELOPMENT

Waterville's land use reflects a traditional mill town pattern, with densely developed residential areas surrounding industrial and commercial uses along the Kennebec River. Over time, development expanded from this urban core along the riverfront.

In the 1960s and 1970s, development spread out in a more suburban pattern of subdivisions, filling in the area between the downtown and the Colby College campus on Mayflower Hill and along upper Main Street and Kennedy Memorial Drive (KMD). That was followed by "big box" retailers including Wal-Mart and Home Depot and more infill development in previously approved residential subdivisions.

Residential Development

There are several patterns of residential development in Waterville described as follows.

Downtown has a mix of homes, small apartment buildings, and relatively large apartment buildings. Some of the larger residential buildings in the Downtown include the Appleton Apartments at 13 Hathaway Street (which housed the Hathaway Shirt Company before it moved to Water Street (39 units), Elm Towers at 60 Elm Street (49 units), and the Melcher at 77 Elm Street (30 units). The Hathaway (67 residential units) at 10 Water Street, just beyond Spring Street, is a mixed use redevelopment project.

Housing in the densely developed urban core beyond the Downtown includes single family, two-family, and multifamily residences on relatively small lots in the historic South End, North End, and Union Street/Front Street neighborhoods. This pattern developed to house the workforce of the water-based industries, the railroad, and commerce. Street blocks tend to be fairly short and walkable, reflecting a time when pedestrians, rather than automobiles, dictated the City's form.

Farther from the Downtown there is a mixture of single family homes on small lots and large, stately homes on larger lots along streets branching out from the Downtown and along the Messalonskee Stream, on Silver Street and Burleigh Street, for example. This area also includes a fair number of two-family and multifamily buildings. City blocks are longer here, reflecting the availability of various modes of transportation over time.

Still farther away from the Downtown, west of the Messalonskee Stream, northwest of Maine Central Railroad's Springfield Terminal, and south of Kennedy Memorial Drive (KMD), there

are single family homes on lots of approximately 10,000 square feet or slightly smaller which generally are part of subdivisions. These neighborhoods were built to serve residents who owned automobiles.

The southern part of the City includes scattered homes along Webb, Eight Rod, Trafton, and West River roads on former farm lands. Many of these very large parcels still are owned by descendants of the early farmers. Others are owned by an out-of –state developer. The lots are large because of owner preference, not because of zoning requirements. In this area, the Rural Residential zone, a 20,000 square-foot minimum lot size was established to accommodate wells and septic systems on the same lot. This is the largest minimum residential lot size required by Waterville zoning.

Also in the southern portion of the City, there are three mobile home parks. Punky Meadows, Countryside, and Village Green are located off West River Road south of Webb Road. A fourth park is located off of Grove Street in the historic South End neighborhood.

Still more housing is provided in student dormitories located on the Thomas College and Colby College campuses. Approximately 1,600 of Colby's students live on campus. Approximately 275 of Thomas College's students live on campus and another 20 are housed by the College across West River Road at the Orchard Park Apartments.

Over the past decade, many new dwelling units have been constructed on properties formerly used for other purposes. For example, 21 units of low-income senior housing were built by the Waterville Housing Authority on the former site of the YMCA on Pleasant Street, 35 units of low and moderate income housing were constructed inside the old Gilman Street School, and 67 units were built inside the old Hathaway shirt factory on Water Street mentioned above.

For more information, see Chapter 2: Housing.

Commercial, Industrial, and Service Development

Waterville's earliest industries located along the Kennebec River and the Messalonskee Stream to take advantage of hydropower. Employees of those industries lived within walking distance of their jobs in the woolen, cotton, paper, and other mills and warehouses. To meet the community's shopping and service needs, a Downtown formed around the Head of Falls. For many years this pattern changed little, except for an increase in the overall size of Waterville's urban core. Today, however, with the shift from a manufacturing to a service base, many of Waterville's strongest employment sectors (educational, health care, and social services and retail trade) are not dependent on waterfront locations, and are dispersed throughout the northerly two-thirds of the City.

Over the last half century, major retailers have developed and/or relocated from the Downtown to Kennedy Memorial Drive (KMD) (JFK Mall and Shaw's Plaza) and Upper Main Street (Elm Plaza and Waterville Commons) to anchor shopping centers. Many smaller retailers and services followed. Today Waterville has three distinct commercial areas, the Downtown, KMD, and Upper Main Street.

Public Utilities, Facilities, and Services
Most of the City's facilities are located close to the urban core of the City. Public Works maintains its compound, a three acre site, on Wentworth Court off of Main Street just north of Downtown. Central Fire Station is located at College and Main Streets. Waterville Public Library is located on Elm Street. See Chapter 6: Public Facilities and Services.

Waterville's schools are distributed throughout the developed areas of the City. For a description of the schools, see Chapter 6: Public Facilities and Services.

Public recreation facilities are fairly well distributed throughout the developed areas of the City. For a description of the parks, see Chapter 7: Recreation.

The Kennebec Sewerage Treatment District's wastewater treatment plant is located on the Kennebec River on Water Street. The facility and the Waterville Sewerage District's collection system serve the most developed areas of the City, extending to residential subdivisions off of Upper Main Street west of I-95 and south along West River Road to Punky Meadows Mobile Home Park. Outlying areas are served by privately owned septic systems. See Chapter 6: Public Facilities and Services.

Public water is provided to the majority of Waterville's housing units by the Kennebec Water District. The District's water supply flows from China Lake through a filtration facility in Vassalboro to a pumping station off Western Avenue and, from there, throughout the City. Public water is not provided to elevations over 270 feet. See Chapter 6: Public Facilities and Services and Chapter 9: Natural Resources.

Central Maine Power Company (CMP) distributes electricity to the City. See Chapter 9: Natural Resources regarding the four hydroelectric stations on Messalonskee Stream.

Open Space
Open space is generally found in the northwestern parts on the City, particularly at higher elevations, and in the southern portions of the City that are not served by public water and sewer facilities. Colby College also has a very large nature preserve. See Map 10-1.

Agriculture, Forestry, and Mining Activities
There no longer are any dairy farms in Waterville, although some land is hayed and horses are kept in rural areas off of Marston Road and Eight Rod Road.

Two parcels currently (July 2012) are registered with the City Assessor under the Tree Growth Tax Law. One is off of Trafton Road and the other is off of West River Road south of Thomas Drive. The Tree Growth Tax Law affords property owners a reduced tax rate when land is specifically managed for tree growth.

There are three active gravel pits in Waterville, all located off the West River Road.

Transportation

Waterville's major access routes include:

- Interstate 95 which crosses the northwestern corner of the City and then roughly parallels the western border of the City; interchanges are located at Upper Main Street and KMD;

- Route 104 which runs southeast as Upper Main Street to Downtown, then southwest as Silver Street to KMD, and then as West River Road farther south in the City;

- Routes 11, 100, and 201 converge in the northeast corner of the City and extend along the River as College Avenue to Downtown where Routes 100 and 201 cross the River and extend south in Winslow, while Routes 11 and 137 continue southwest in Waterville as Silver Street and then west as KMD.

Two branches of the Maine Central Railroad's right-of-way cross Waterville. The eastern branch follows the Kennebec River's west side from Fairfield south to the Head of Falls, crosses the River, and heads south to Augusta. The western branch, to Oakland, Leeds, and Lewiston (and points south) and to Bangor (and points north), extends from the Fairfield town line south and west, across town, and then northwest along Messalonskee Stream. Both branches are operated out of the Springfield Terminal, a freight marshaling and train building yard in Waterville between College Avenue and the Kennebec River. MCRR has an intermodal (truck to rail) facility at the Terminal.

The municipally-owned Robert LaFleur Airport is located on 387 acres east of I-95 and south of KMD off Airport Road.

See Chapter 5: Transportation.

RECENT DEVELOPMENT PATTERNS

LAND USE: 1996 AND 2012

Table 10-1 shows acreage by land use category in 1996 and 2012. Data are from the City's last comprehensive plan, adopted in 1997, and from the current assessor database. Using the assessor database to make those comparisons is complicated by the fact that the assessor database now uses different land use classifications than it did in 1996. For example, twenty-one (21) Seton Village acres, fifteen (15) Waterville Housing Authority acres, and one (1) convent acre now listed as tax exempt land were classified as residential in 1996. Those and other differences in land classification codes make it appear as though Waterville has 355 fewer acres of residential development than it did in 1996. In addition, although 24 acres of mixed use development are included in the residential category, the Hathaway redevelopment project, which converted the former shirt factory to both commercial and residential use, has a commercial code.

TABLE 10-1

LAND USE SUMMARY

1996 AND 2012

LAND USE	1996 PARCELS	2012 PARCELS	1996 ACRES	2012 ACRES
Residential Developed	3,814	4,258	2,389*	2,034*
Commercial Developed	429	482	434	616
Industrial* Developed	61	50	237	227*
Institutional Developed	176	See Tax Exempt	2,082	See Tax Exempt
Utilities [& Transportation] Developed	33**	**	99**	36 Electric plant, substation, right of way**
Sand & Gravel				26
Tax Exempt		289		2,449
TOTAL DEVELOPED	**4,513**	**5,079**	**5,241**	**5,388**
Vacant Residential	427	318	1,527	1,320
Vacant Commercial	58	56	418	659
Vacant Industrial	27	24	387	177
TOTAL VACANT	**512**	**398**	**2,332**	**2,156**
TOTAL	**5,025**	**5,477**	**7,573*** **	**7,559*** **

*Some acres listed as residential in 1996 are classified as tax exempt in 2012.
**The Utilities & Transportation category includes railroad land in 1996, but not in 2012. In 2012, railroad land is included in the Industrial category.
***Acres were lost when the town line between Oakland and Waterville was surveyed in 2008. Discrepancies also may be caused by rounding.
Source: Waterville Assessors Office October 1996 and July 2012.

Tax Exempt Acres
Table 10-1 shows that in 2012, of the 7,559 acres of land in Waterville, 2,449 acres, or 32 percent, are tax exempt. Ownership of those acres is as follows:

TAX EXEMPT LAND	ACRES
City of Waterville	1,207
Literary (includes colleges)	794
Churches	132
Hospitals	118
Charitable	66
KWD	27
KSTD	25
Other	22 (Code 920C and 920R)
Fraternal	17
WHA	15
State of Maine	14
WSD	8
U.S. Government	4
	2,449

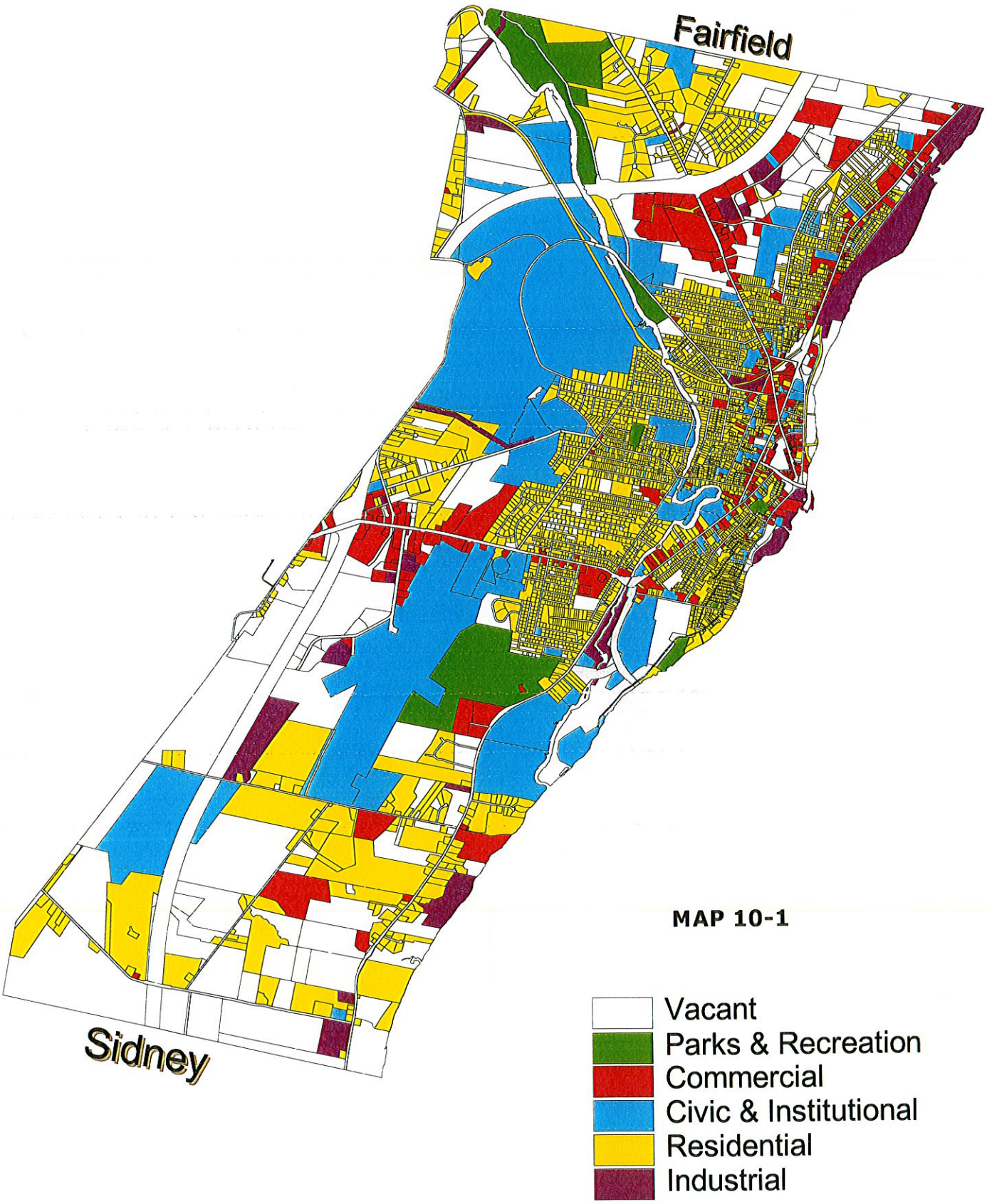
Map 10-1
Map 10-1 shows the location of land uses by category, providing a graphic representation of the parcels and acreages provided in Table 10-1. For easier viewing, Map 10-1 also is available on the City's web page where it can be enlarged.

Subdivisions and Site Plans Approved and Constructed after 1996
The following list includes developments that were reviewed by the Planning Board and constructed between 1996 and 2012. Developments in each category are listed in chronological order of construction.

Note that additional development occurred, but is not listed because it did not require Planning Board review. For example, several homes were built between 1996 and 2012 on individual lots or on lots in subdivisions that were approved prior to 1996. Map 10-2 shows that many homes were built after 2000 on vacant lots in the old McBrady subdivision located between Ridge Road and I-95 and in previously approved subdivisions on Barnet Avenue and Forest Park.

Residential Development
Sunset Home, a 9,300 square foot senior citizen housing facility at 114 College Avenue
The Woodlands, 34,000 square foot addition at 147 West River Road
Bard 4-lot subdivision at the intersection of First Rangeway and Oakland Street
Stream View Drive, 9-lot subdivision
The Woodlands, Alzheimer's Unit at 147 West River Road
Oak Grove Nursing Home expansion on Cool Street
Haley Way, 4-lot subdivision

Waterville Comprehensive Plan
Existing Land Use
As of 2012



MAP 10-1

Waterville

MAP 10-2

Built since 2000 in Rural Area

Built since 2000 in Growth Area

Lincoln Green, 39 condominiums off of Lincoln Street
Bard apartments, 10 units at 99 Oakland Street
Yawkey Way subdivision, 5 lots off of County Road
Fieldstone Landing off of Shores Road, 7 units in Waterville, others in Oakland
Hathaway Creative Center at 10 Water Street, 66 apartments
Pleasant Crossing, WHA at 89 Pleasant Street, 21 low-income senior units
Gilman Street School conversion to 33 low and moderate income apartments
Saint Frances Apartments, 58 low-income senior apartments at 52 Elm Street (not yet constructed as of August 2012)

Commercial Development

Century Drive, a 6-lot commercial subdivision off of KMD developed by Union Front (Dunkin Donuts was constructed there in 2003)
105 KMD converted from residential to office use (United Way)
Veterinary office on Washington Street
129 Silver Street converted from residential to office use (financial planner)
91 Silver Street converted from residential to spa/restaurant use
Warehouse expansion on Marston Road
Maine Eye Care Associates expansion at 325 KMD
McDonald's 435 KMD
Transfer Station on LaFleur Road
Hampton Inn on KMD
Applebee's Restaurant at Shaw's Plaza
Waterville Commons Shopping Center
Doctors' office building on Washington Street
AutoZone on KMD
Uncle Dean's health food store at 78 Grove Street
D.L. Electric on Jefferson Street
Hamlin's Sports World boat storage buildings at 290 West River Road
Waterville Self Storage buildings on Airport Road
Clark and Company addition at 56 Airport Road
Bangor Savings Bank on Upper Main Street
Advance One Cleaning garage at 57 Water Street
Flagship Cinema at Shaw's Plaza
Burger King at 44 College Avenue
All Pro Soccer off of West River Road
Office subdivision on Washington Street
Ware Butler warehouse on North Street
J&S Oil car wash, gasoline pumps, express lube, and convenience store at 320 KMD
Caswell's expansion at 68 Armory Road
KMD Plaza at 270 KMD
Irving Oil expansion at 445 KMD
CVS Pharmacy at 1 KMD
Kennebec Savings Bank addition at 226 Main Street
Off-track betting, formerly Coyote Country restaurant and banquet facility, on Jefferson Street

Tim Horton's at 333 Main Street
Kennebec Federal Savings Bank branch bank at 11 Washington Street
People's United Bank (formerly Merrill Bank) at 335 Main Street
Hallowell storage building at 1 LaFluer Road
Expansion of the JFK Plaza
Rite-Aid at 210 Main Street
Taco Bell/KFC on KMD
Maine State Credit Union at 81 Grove Street
Hight Partners office building at 14 Colby Street (leased by Social Security)
Spring Brook Ice and Fuel bulk propane storage facility on Airport Road
MaineGeneral Elmwood Family Practice to former Rite-Aid building at 211 Main Street
Adams Speech Therapy at 155 KMD, house demolished, office building constructed
Delta Ambulance at 29 Chase Avenue

Public Facilities
WSD, 9,200 square foot facility off of Water Street
Softball field, soccer field, and parking lot off of West River Road
Kindergarten wing at the Mitchell School at 58 Drummond Avenue
Office building in the Public Works Compound on Wentworth Court
Central Fire Station addition
KWD office building on Cool Street
Sand and salt storage building in the Public Works Compound
Fleet maintenance garage in the Public Works Compound
City snow dump off of College Avenue
Waterville Senior High School addition and parking lot

Institutional Facilities
Alfond Youth Center on North Street
Colby College dormitory off of Washington Street
Thomas College auditorium
MaineGeneral surgical wing on North Street
Inland Hospital doctors' office building on KMD
Colby College studio art building
Blessed Hope Church auditorium/gymnasium at 10 Pleasant Street
Kennebec Valley New Life Center church on Trafton Road
Maine Army National Guard Ready Building at 29 Armory Road
Thomas College dormitory
Lakewood Manor expansion at 220 KMD
Colby College alumni & development building
Waterville School Department office building on Messalonskee Avenue
Waterville Area Humane Society on Webb Road
Faith Evangelical Free Church youth building on KMD
New Beginnings Church addition 392 Main Street
Mount Merici convent at 172 Western Avenue
Thomas College Alfond recreation center

Colby College Diamond Building
Colby College Pulver Pavilion addition to Cotter Union
Inland Hospital Emergency Department expansion
Thomas College, 12 townhouses
Educare Central Maine at the Mitchell School
Colby College biomass heating plant
Colby College Lunder art museum expansion
Thomas College Student Center expansion
Homeless shelter at 19 Colby Street

GROWTH AND RURAL AREAS

Development after 2000 in Growth and Rural Areas

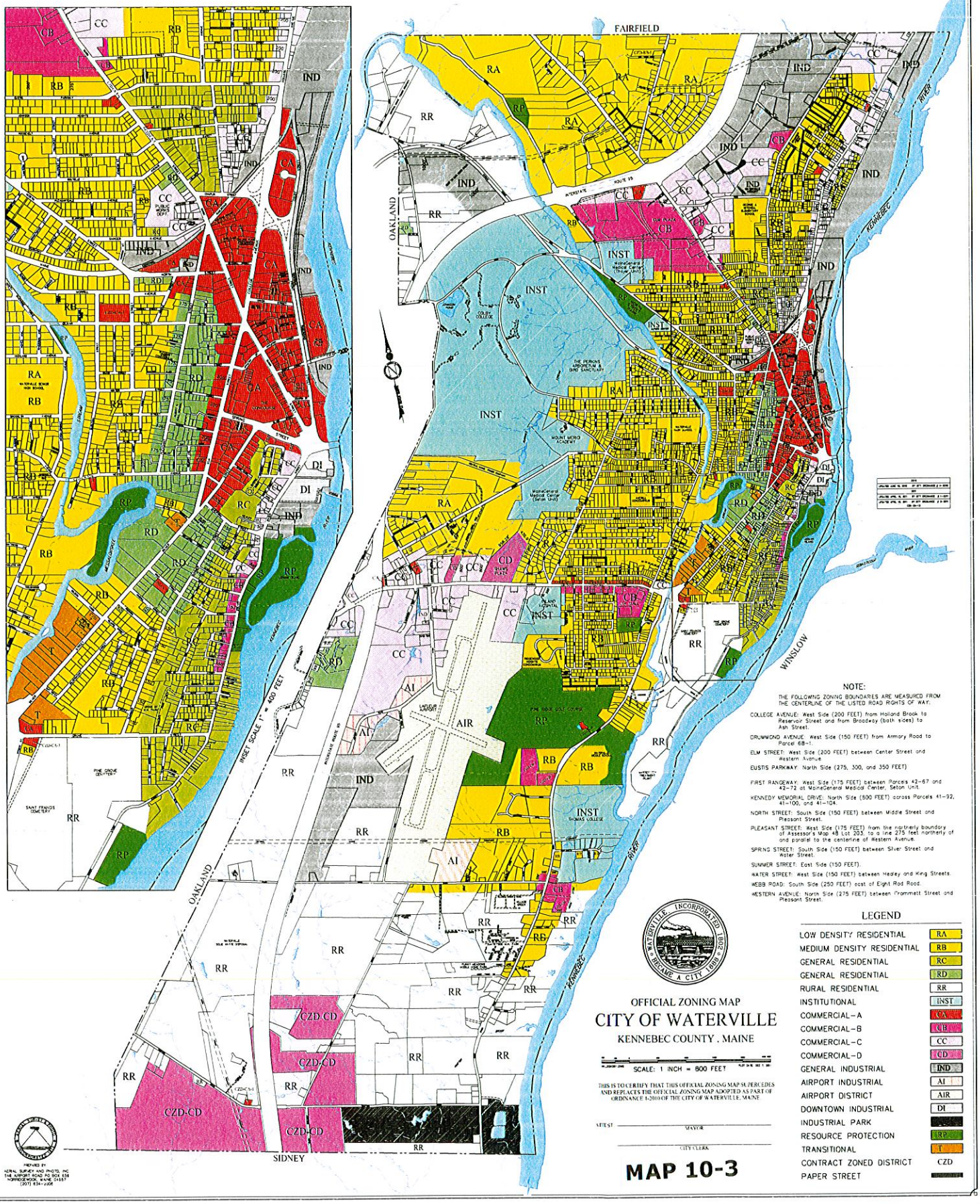
Map 10-2 shows development from 2000 to the present in designated growth (green) and rural (red) areas. Through adoption of the 1997 comprehensive plan, the City Council designated all areas in the shoreland zone and all land zoned Rural Residential or Resource Protection the City's rural area. The City's growth area is comprised of land in all other zoning districts and, for the most part, the growth area is where water and sewer lines are in place and a fairly extensive road network exists.

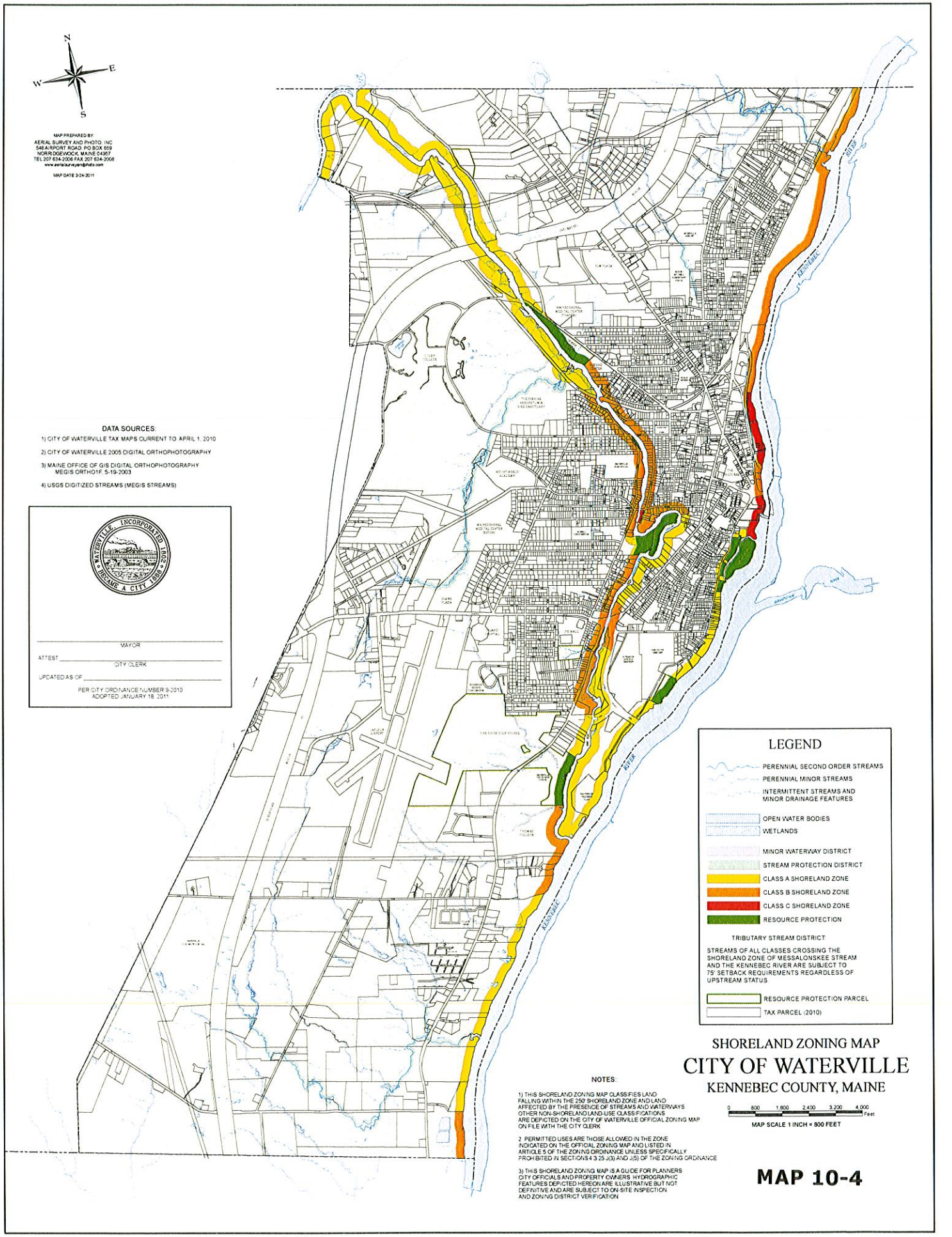
Map 10-2 shows that only about a dozen homes and the Humane Society facility (on the south side of Webb Road abutting the east side of I-95) have been built in the rural area since 2000. Map 10-3, the zoning map, shows most of the rural area: Rural Residential parcels in white and Resource Protection parcels in dark green. The remainder of the rural area can be seen on Map 10-4, the shoreland zoning map. Map 10-4 shows both land in the shoreland zone and parcels zoned Resource Protection—light green on this map. All three of those maps are posted on the City's web page.

In the past decade development has occurred primarily in the growth area as the City intended. From the list of projects above, we see that most of the residential units were in multi-family developments in renovated buildings (the Gilman Street School and the Hathaway shirt factory) or on previously developed sites (Pleasant Crossing on the old YMCA site). Much of the non-residential development was expansions of existing projects and campuses: Colby College, Thomas College, Inland Hospital, MaineGeneral, JFK Mall, Shaw's Plaza, and the Public Works compound, for example. Other projects that did not technically expand existing developments abut it: Waterville Commons and Elm Plaza, for instance.

LAND FOR FUTURE GROWTH

How much land is needed for projected population growth? Over the next decade, Waterville's population is projected to grow by only 400 persons. At an average of 2.13 persons per household, we would need only 188 units to house those new persons. If all of the housing were developed in the Rural Residential zone where the largest lots are required (20,000 square foot minimum lot size, but 7,500 square feet per dwelling unit), we would need a maximum of thirty-two (32) acres plus land for roads to serve those units. However, given the age and income level


FAIRFIELD
OAKLAND
WINSLOW
SIDNEY
KENNEBEC RIVER
INSET SCALE 1" = 400 FEET
NOTE:
THE FOLLOWING ZONING BOUNDARIES ARE MEASURED FROM THE CENTERLINE OF THE LISTED ROAD RIGHTS OF WAY:
COLLEGE AVENUE: West Side (200 FEET) from Holland Brook to Reservoir Street and from Broadway (both sides) to Ash Street.
DRUMMOND AVENUE: West Side (150 FEET) from Armory Road to Parcel 68-1.
ELM STREET: West Side (200 FEET) between Center Street and Western Avenue.
EUSTIS PARKWAY: North Side (275, 300, and 350 FEET)
FIRST RANGEWAY: West Side (175 FEET) between Parcels 42-67 and 42-72 at MaineGeneral Medical Center, Seton Unit.
KENNEDY MEMORIAL DRIVE: North Side (500 FEET) across Parcels 41-92, 41-100, and 41-104.
NORTH STREET: South Side (150 FEET) between Middle Street and Pleasant Street.
PLEASANT STREET: West Side (175 FEET) from the northerly boundary of Assessor's Map 48 Lot 203, to a line 275 feet northerly of and parallel to the centerline of Western Avenue.
SPRING STREET: South Side (150 FEET) between Silver Street and Water Street.
SUMMER STREET: East Side (150 FEET).
WATER STREET: West Side (150 FEET) between Healey and King Streets.
WEBB ROAD: South Side (250 FEET) east of Eight Rod Road.
WESTERN AVENUE: North Side (275 FEET) between Crommett Street and Pleasant Street.
LEGEND
LOW DENSITY RESIDENTIAL RA
MEDIUM DENSITY RESIDENTIAL RB
GENERAL RESIDENTIAL RC
GENERAL RESIDENTIAL RD
RURAL RESIDENTIAL RR
INSTITUTIONAL INST
COMMERCIAL-A CA
COMMERCIAL-B CB
COMMERCIAL-C CC
COMMERCIAL-D CD
GENERAL INDUSTRIAL IND
AIRPORT INDUSTRIAL AI
AIRPORT DISTRICT AIR
DOWNTOWN INDUSTRIAL DI
INDUSTRIAL PARK
RESOURCE PROTECTION RP
TRANSITIONAL T
CONTRACT ZONED DISTRICT CZD
PAPER STREET
WATERVILLE, INCORPORATED 1802 BECAME A CITY 1888
OFFICIAL ZONING MAP
CITY OF WATERVILLE
KENNEBEC COUNTY, MAINE
SCALE: 1 INCH = 800 FEET
THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERCEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED AS PART OF ORDINANCE 1-2010 OF THE CITY OF WATERVILLE, MAINE
ATTEST
MAYOR
CITY CLERK
MAP 10-3
PREPARED BY
AERIAL SURVEY AND PHOTO, INC
548 AIRPORT ROAD PO BOX 658
NORRIDGEWOCK, MAINE 04957
(207) 634-2006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MAP PREPARED BY:
AERIAL SURVEY AND PHOTO, INC
540 AIRPORT ROAD, PO BOX 659
NORRIDGEWOCK, MAINE 04957
TEL 207 634-2006 FAX 207 634-2008
www.aerialsurveyandphoto.com
MAP DATE 3-24-2011
DATA SOURCES:
1) CITY OF WATERVILLE TAX MAPS CURRENT TO APRIL 1, 2010
2) CITY OF WATERVILLE 2005 DIGITAL ORTHOPHOTOGRAPHY
3) MAINE OFFICE OF GIS DIGITAL ORTHOPHOTOGRAPHY MEGIS ORTHO1F, 5-19-2003
4) USGS DIGITIZED STREAMS (MEGIS STREAMS)
WATERVILLE, INCORPORATED 1888
BECAME A CITY 1893
MAYOR
ATTEST
CITY CLERK
UPDATED AS OF
PER CITY ORDINANCE NUMBER 9-2010
ADOPTED JANUARY 18, 2011
LEGEND
PERENNIAL SECOND ORDER STREAMS
PERENNIAL MINOR STREAMS
INTERMITTENT STREAMS AND MINOR DRAINAGE FEATURES
OPEN WATER BODIES
WETLANDS
MINOR WATERWAY DISTRICT
STREAM PROTECTION DISTRICT
CLASS A SHORELAND ZONE
CLASS B SHORELAND ZONE
CLASS C SHORELAND ZONE
RESOURCE PROTECTION
TRIBUTARY STREAM DISTRICT
STREAMS OF ALL CLASSES CROSSING THE SHORELAND ZONE OF MESSALONSKEE STREAM AND THE KENNEBEC RIVER ARE SUBJECT TO 75' SETBACK REQUIREMENTS REGARDLESS OF UPSTREAM STATUS
RESOURCE PROTECTION PARCEL
TAX PARCEL (2010)
NOTES:
1) THIS SHORELAND ZONING MAP CLASSIFIES LAND FALLING WITHIN THE 250' SHORELAND ZONE AND LAND AFFECTED BY THE PRESENCE OF STREAMS AND WATERWAYS. OTHER NON-SHORELAND LAND-USE CLASSIFICATIONS ARE DEPICTED ON THE CITY OF WATERVILLE OFFICIAL ZONING MAP ON FILE WITH THE CITY CLERK.
2. PERMITTED USES ARE THOSE ALLOWED IN THE ZONE INDICATED ON THE OFFICIAL ZONING MAP AND LISTED IN ARTICLE 5 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY PROHIBITED IN SECTIONS 4.3.25.J(3) AND J(5) OF THE ZONING ORDINANCE.
3) THIS SHORELAND ZONING MAP IS A GUIDE FOR PLANNERS, CITY OFFICIALS AND PROPERTY OWNERS. HYDROGRAPHIC FEATURES DEPICTED HEREON ARE ILLUSTRATIVE BUT NOT DEFINITIVE AND ARE SUBJECT TO ON-SITE INSPECTION AND ZONING DISTRICT VERIFICATION.
SHORELAND ZONING MAP
CITY OF WATERVILLE
KENNEBEC COUNTY, MAINE
0 800 1,600 2,400 3,200 4,000 Feet
MAP SCALE 1 INCH = 800 FEET
MAP 10-4

of our population and the type of development that has occurred in recent years, more housing units are apt to be constructed in apartment buildings in the center of town than in the Rural Residential zone.

There are numerous sites that potentially could be redeveloped for the construction of apartment buildings. Among them are the former Harris Bakery, the old Boys & Girls Club, the Hains and Levines buildings on Main Street, and the Marden's and CMP buildings on Water Street. One redevelopment project already approved by the Planning Board but not yet constructed is 58 units of low-income senior housing on the Saint Francis Church site. (See Chapter 1: Demographic Profile.)

Land needed to accommodate future commercial, industrial, and institutional development also appears to be adequate. Both Colby College and Thomas College recently completed campus master plans, and MaineGeneral is moving in-patient care to a new hospital in Augusta in 2013. Only about eleven (11) percent of the developed area of Waterville is used for commercial purposes. Even less land, about four (4) percent, is in industrial use (including railroad property). [Commercial development, however, accounts for approximately a quarter (25.65%) of the City's total valuation. See Chapter 4: Fiscal Capacity.]

LAND USE CONTROLS

Land use ordinances serve to provide a balance between public and private property interests, a goal consistently upheld by the courts. Land use ordinances in Waterville include the Zoning Ordinance of which Shoreland Zoning is a part, the Subdivision and Site Plan Review Ordinance, and the Floodplain Management Ordinance. All of Waterville's ordinances are posted on our web site along with our Zoning map and Shoreland Zoning map.

Zoning Ordinance

Waterville's Zoning Ordinance (posted on the City's web page) establishes land use districts and for each district sets forth permitted uses, special exceptions, and dimensional requirements. The Zoning Ordinance also contains a number of performance standards governing specific land uses. In addition, the Zoning Ordinance specifies that certain projects are subject to site plan or subdivision review and approval by the Planning Board.

Site Plan Review and Subdivision Ordinance

Purposes. The purposes of subdivision and site plan review include minimizing the environmental, public facility, and transportation impacts of proposed developments.

Applicability. Subdivision review applies to the division of parcels or buildings into three or more lots or units within a five-year period. Projects requiring site plan review and approval by the Planning Board (as set forth in Section 6.4 of the Zoning Ordinance) include the following (single-family dwellings, duplexes, and certain agricultural activities are exempt):

- Any combination of building footprint and impervious area which exceeds 5,000 square feet;

- New construction of 4,000 or more square feet of building footprint;
- Additions to existing buildings of 2,000 or more square feet;
- Impervious surfaces of 8,000 or more square feet.

Floodplain Management Ordinance
The City recently updated its Floodplain Management Ordinance, and it is consistent with State and federal standards.

Issues and Needs

The major land use and land use control issues facing Waterville include the following:

1. Historic Resources. There is a need for mechanisms to protect historic and archaeological resources, especially in the Downtown and in the historic South End neighborhood, including the City-owned chapel and Pine Grove Cemetery.

2. Pedestrian and Bicyclist Safety. Waterville does not have a City-adopted greenway plan to connect existing recreation and open space areas or a plan to promote pedestrian and bicyclist safety.

3. Blighted Buildings. There are multiple vacant blighted buildings in need of redevelopment.

4. Comprehensive Plan Implementation. There is a need to ensure that mechanisms are developed to ensure implementation of the comprehensive plan on an ongoing basis.