

NORTHSTAR
PLANNING

Village Zoning Updates

Lisbon Town Council
February 18, 2025

Project History

- Barriers to housing development
  - Height maximum
  - Density requirements
  - Parking minimum
- PB/Council Workshop in August 2024
- PB passed zoning updates in December 2024/January 2025



Village Comprehensive Plan Goals

“People want to focus future growth in traditional village areas.”

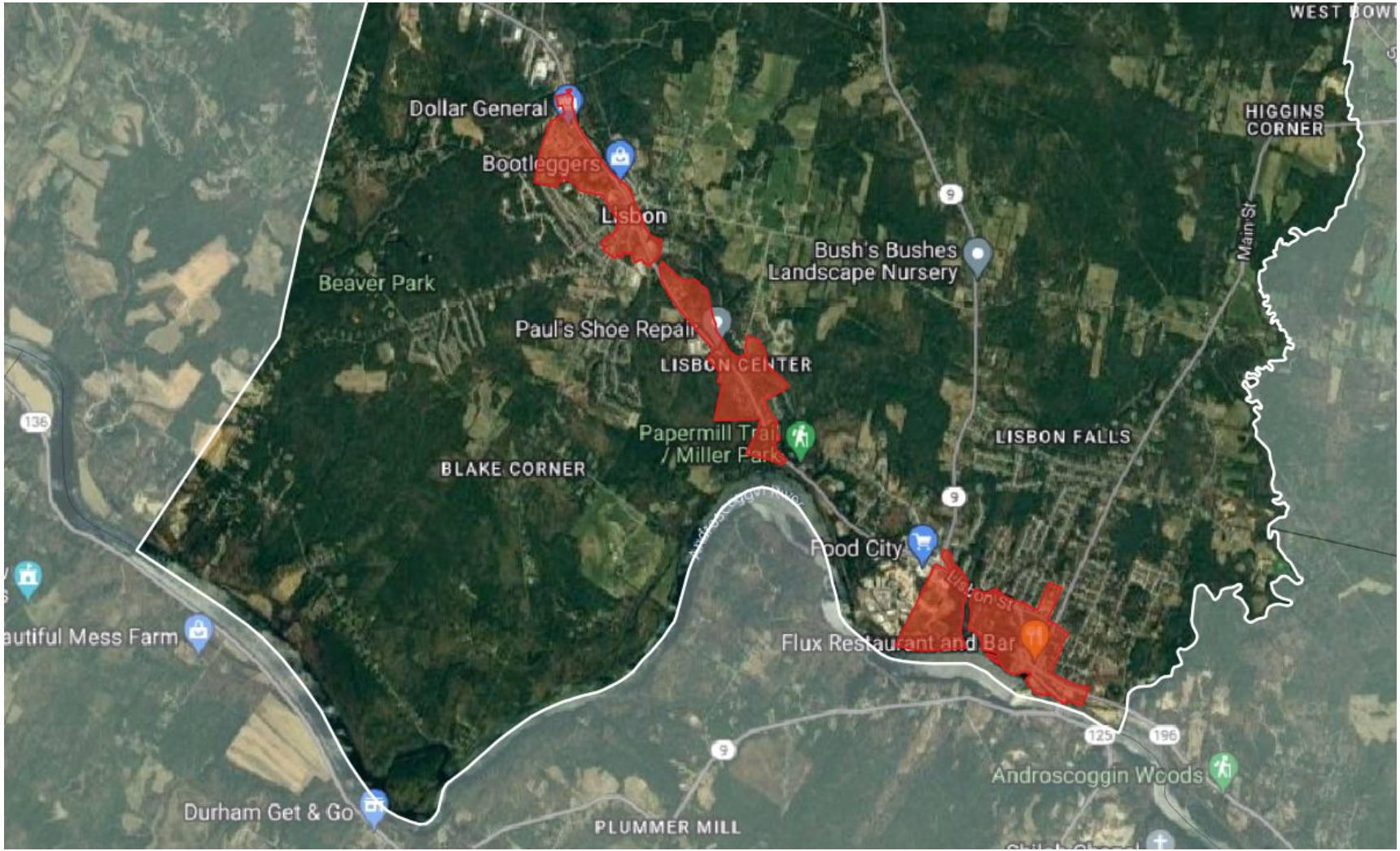
- Promote economic development in Lisbon Falls and Lisbon Village.
- Increase housing options and different housing types in Lisbon.
- Provide for the development of techniques that allow for compact and walkable neighborhoods.



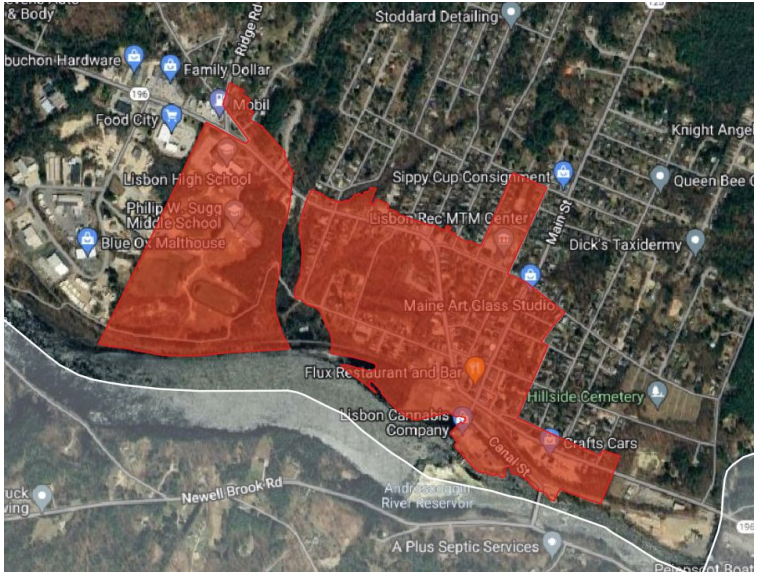
What makes a village?

- **Walkable**
- **Compact**
- **Public places to gather**
- **Amenities** (stores, grocery, cafe, childcare, etc)
- **Multiple types of housing** (single-family homes, duplexes, apartments, etc)




Dollar General
Bootleggers
Lisbon
Beaver Park
Bush's Bushes
Landscape Nursery
Paul's Shoe Repair
LISBON CENTER
HIGGINS
CORNER
Main St
LISBON FALLS
Papermill Trail
/ Miller Park
BLAKE CORNER
Food City
Lisbon St
Flux Restaurant and Bar
Androscoggin Woods
Durham Get & Go
PLUMMER MILL
136
9
125
196

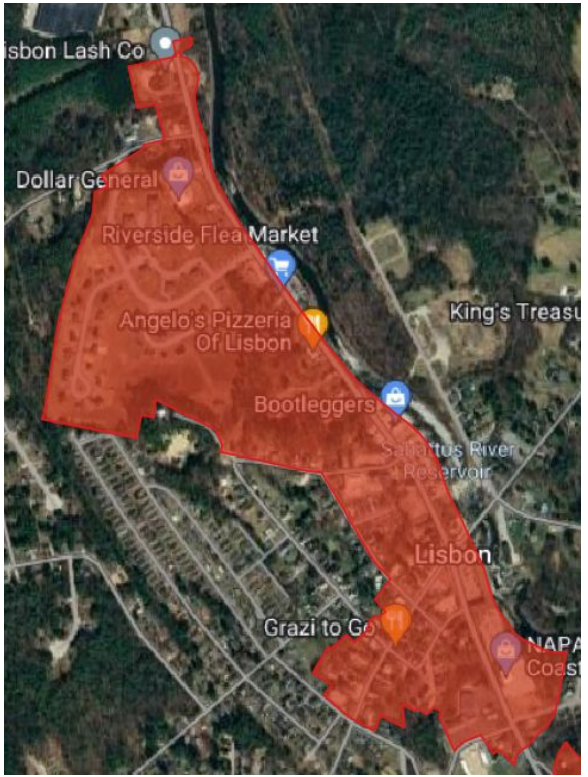
Lisbon’s Villages



Lisbon Falls



Lisbon Center



Lisbon Village

Current Village Zoning

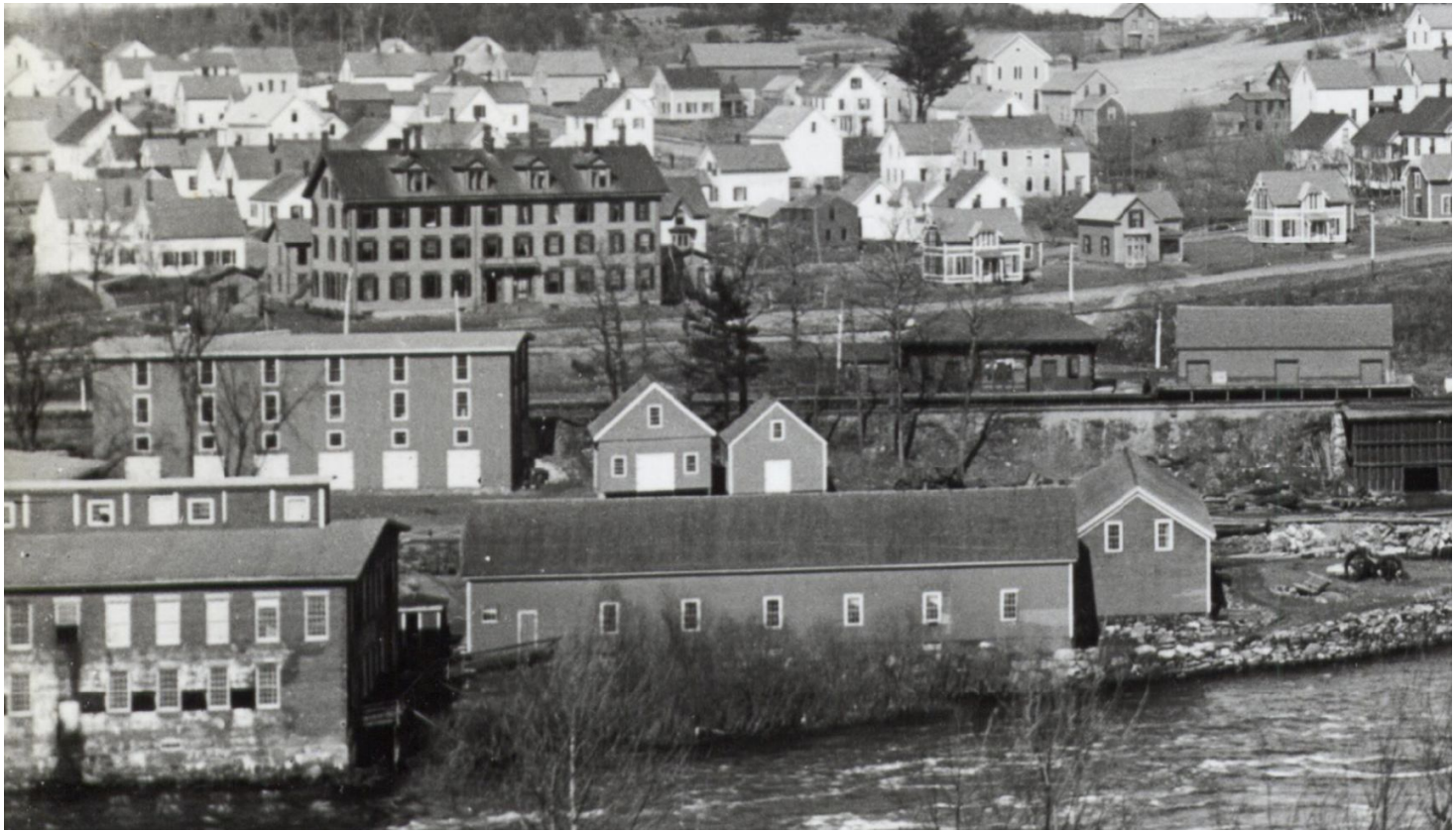
- **Uses:** Mixed use (commercial & residential allowed)
- **Max. height in Village Main Street and Village Character District:** 2 stories
- **Max height in Lisbon:** 35 ft
- **Density:** 5,000 SF for a single-family home; 3,000 SF per dwelling unit
- **Parking:** 2 spaces per dwelling unit

Proposed New Zoning

- **Uses:** Mixed use (commercial & residential allowed)
- **Max. height in Village Zone:** 45’
- **Max height in Village Main Street and Village Character District:** 4 stories
- **Density:** n/a on buildings with public sewer & water
- **Parking:** 2 spaces *maximum* per dwelling unit*

*waivable by PB

Lisbon Falls



Lisbon Falls Then & Now





Lisbon Village



Lisbon Village Then & Now





Barriers to Development in the Villages

- **2 story/35 ft max height**
  - Affordable or and workforce housing is usually built at a larger scale - at least 4 stories



49’ building proposed in Topsham

Barriers to Development in the Villages

- **2 story/35 ft max height**
  - Mixed-use buildings usually require 2-3 stories of residential to work out financially
  - Harder for small parcels to get more than 2 units



37’ building proposed in Topsham

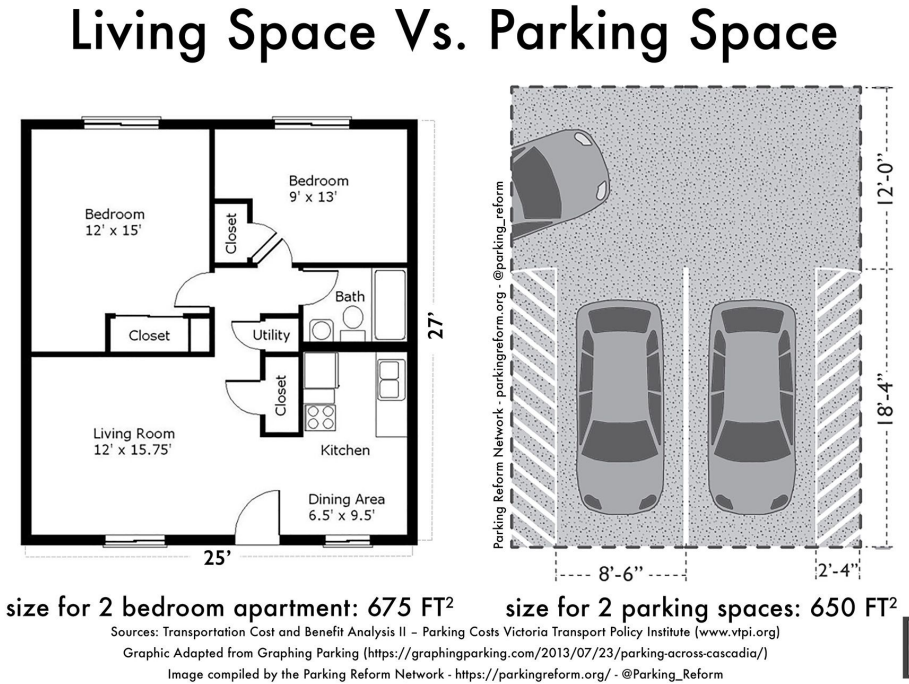
Barriers to Development in the Villages

- **Density**
  - Median parcel size in Village is 15,000 SF
  - With 3,000 SF per DU, most parcels will struggle to get 3+ units, even if height limit was higher



Barriers to Development in the Villages

- **Parking**
  - Each unit requires ~650 SF of parking
  - Makes it difficult to use small lots
  - Adds cost to development by requiring more land
- **Comp Plan:** “Amend Ordinances to relax parking requirements, encourage the use of municipal parking areas and to allow the use of shared parking facilities in village areas.”



Zoning in Neighboring Communities

Topsham:

- Max. height: 50’
- Minimum height: 35’ on Main Street
- Density: 2,400 SF per DU
- Parking: 1 space per unit

Brunswick:

- Max. height: 40’ (Maine St), 50’ (Brunswick Landing), 60’ (Cook’s Corner)
- Density: 2,900 SF per DU
- Parking: 1 space per 1 bed, 2 per 2 bed

Freeport Village:

- Max. height: 45’
- Density: 2,500 SF per DU
- Parking: 1 space for 1-2 bed, 2 space for 3 bed

Windham/Gorham Villages:

- Max. height: 4 stories
- Density: 750 SF per DU
- Parking: None required; shared parking encouraged

Current Zoning Example

15,000 SF lot (median size in Village

Max lot coverage 75% = **11,250 SF buildable area**

3,000 SF per DU = **5 DU**

5 DU = **10 parking spaces**

162 SF per parking space x 10 = 1620 SF, plus driveway/parking area = **3,000 SF parking**

11,250-3,000 = **8,250 SF for building**

Not easy to get 5 units in 2 stories on 8,250 SF