Town of Lisbon

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MEMO

To: Town Council
From: Glenn Michalowski, Town Manager
Subject: **(2025-026)** First Reading of Ordinance Amendments to Part I, Chapter 70 - Sections 70-536, 70-638, 70-833, 70-661, and 70-66 for Lisbon Village Zoning
Date: February 18, 2025

Summary

Overview Summary for Cover Sheet

Lisbon's Comprehensive Plan prioritizes village areas for growth and development, aiming to expand housing options and enhance walkability. However, outdated zoning regulations have been identified as barriers to achieving these goals.

Key proposed changes include:

- Raising the building height limit to 45' in the Village Zone and allowing up to 4 stories in designated areas.
- Eliminating density restrictions for properties on public water and sewer to encourage flexible development.
- Setting a maximum of 2 parking spaces per dwelling unit to better accommodate smaller parcels and historic buildings.

The Planning Board has been working on this amendment and is now ready for Council consideration. These changes were developed in collaboration with North Star Planning following a joint workshop with the Town Council. They aim to support housing growth and mixed-use development while maintaining the character of Lisbon's villages.

Kate Burch will present this memo, which is included in your council packet.

Recommendation

Attachments

1. Lisbon Village Zoning Updates 2_18
2. NSP Sec 62 MF to SPR Council Memo
3. NSP Village Zoning Council Memo