

franchise architecture), new construction or renovations shall enhance the area rather than replicate existing structures.

**1. Applicability.**

These design standards apply to all new commercial buildings, structures in the Town of Waterboro with properties that have frontage or access on Route(s) 202 & 5 and which require Site Plan approval.

**2. Standards**

1. Proposed buildings, improvements and additions shall not be stylized to the point that the building or improvements are more an advertisement than an architectural form.
2. Long or continuous facades do not provide visual interest. Facades shall be articulated every 50 feet using varied designs, rooflines, materials and heights. The front facade shall be designed to look like more than one building entrance when the facade is proposed to be greater than 50 feet in width "
3. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related. A proposed new building or structure shall break up uninteresting box-like forms into smaller, varied masses comparable to a variety of form and massing which are often elements essential to the character of the streetscape. Avoid single, monolithic forms that are not relieved by variations in massing
4. The roof shape of a building shall be visually compatible with that of buildings to which it is visually related. When no clear pattern exists, a roof pitch of 5/12 or steeper shall be used, or the building should be designed so as to appear to have a pitched roof. The design of the roofline or parapet wall shall screen any air conditioning or other utilities placed on the roof on 3 sides most visible to the public
5. Where mechanical equipment such as HVAC are located at ground level, appropriate vegetative screening shall be used to hide the equipment while spaced to allow for routine maintenance.
6. For trash receptacles located on the property, where possible, natural vegetative screening and or stockade fencing shall be used to screen the containers from public view.

**Section 4.13 Mobile Vending**

The purpose of mobile vending regulations is to ensure that mobile vendors provide a safe healthy environment for both vendors and the public at large. It is important to further ensure that mobile vendors do not become permanent businesses which would have a competitive advantage on a full time brick and mortar businesses. Mobile vendors shall comply with the State of Maine rules relating to eating and shall comply with the following regulations:

1. Mobile vendors shall be allowed to leave equipment, vehicle or trailer on site or displayed, or left in public view in the location of business during nonbusiness hours Provided the site & location have been approved by the Code Enforcement Officer. Parking on residential lots is not allowed.

2. Permits required from the Code Enforcement Office and are valid for a period not to exceed sixty days. Copy of State of Maine food license required. The applicant shall provide a plan showing the proposed location of the trailer/truck, parking for patrons any seating areas if proposed.
3. Items and equipment associated with mobile vending operation shall not hinder vehicle traffic, pedestrian traffic and shall not hinder access to or from the property.
4. The operator/owner shall have written permission from the property owner to locate the vehicle or trailer on said property.
5. The operator/owner shall have available off-street parking for patrons.
6. The operator/owner is responsible for allowing no paper, food or other wastes to accumulate on site. Clean and sanitary trash receptacles are required. No trash shall be left on site overnight.
7. The operator/owner is responsible for; safe source of electric power, potable water, clean and sanitary equipment, clean and safe storage for food.
8. All equipment used for the preparation of food shall be located in the vehicle or trailer.
9. One sign identifying the vehicle or trailer is allowed.
10. Exterior seating is allowed when sufficient off-street parking is provided.
11. A violation will result in suspension of the permit and possible fines for the property owner and/or the permit holder.
12. Hours of operation are limited to; 8 am to 10 pm Sunday through Thursday and 8 am through 11 pm Friday and Saturday. Localized lighting affixed to the vehicle or trailer for the purpose of food preparation and menu illumination is allowed.
13. One mobile vendor is allowed on any single lot at any given time.
14. Mobile vendors shall be a minimum of twenty (20) feet from abutting property.
15. If an applicant would like to have more than one vendor on any one property or wants to establish a Food Truck Park then Site Plan approval under Section 2 2.09 shall be required in order to establish such a use.

#### **Section 4.16 Reserved**

Site Plan Review and Approval by the Planning Board shall be required ~~before issuance of a building permit~~ for any

- new non-residential building or structure
- expansion of a non-residential building or structure with a cumulative lifetime expansion over 2500 square feet
- any Conditional Use
- mobile home park or
- multi-family residences with more than two dwelling units as provided in the Town of Waterboro Site Plan Review Ordinance Adopted June 28, 1988.  
(Amended 04/26/2003)

- Mobile Vending Food Truck Park

New Definition- Mobile Vending Food Truck Park

Food Truck Park is when 32 or more mobile vendors want to co-exist on the same parcel for a time ———period of no less than 1 day and no more than 180 days in any calendar year.