

## DEVELOPMENT STANDARDS

### Why do we need these standards?

#### *To limit impacts that jeopardize jurisdiction values*

Currently, LURC has few standards to guide the design of development. This can lead to inconsistency in processing similar applications. In addition, certain qualities that people value highly, such as dark night skies, are not safeguarded. At many Rangeley meetings, people consistently told staff that they don't want to see or hear development. Further, if an acceptable way to accomplish this objective can be developed, many would like the visual appearance of new development to fit the traditional character of the Rangeley area, much as we now do with sign regulations.

### What will the standards accomplish?

**Screening** – revised standards to provide a more effective vegetative buffer width for development in rural areas

**Non-residential parking** – new standards to ensure that parking areas are located and designed to minimize their visibility and environmental impacts and function safely

**Lighting** – new standards to ensure that exterior lighting sources are shielded

**Height/dimensional standards** – revised standards to reinforce local settlement patterns and make height appropriate for fire fighting equipment

**Generalized design review** – new standards to ensure that the scale, mass, and rooflines of new commercial and institutional development complement existing historical architectural styles