

**Chapter 108: PERFORMANCE STANDARDS FOR PARKING AREAS**

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SUMMARY: Only parking areas that serve permitted uses are allowed within the corridor.

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**1. Scope.**

This regulation shall be effective in all areas of the Saco River Corridor as defined in Title 38 M.R.S.A. Section 953.

**2. Criteria for Approving a Parking Area within the Corridor.**

- A. Parking areas in any district of the corridor shall be allowable in that district only if they are to serve a use permitted in that district.
- B. Parking areas in a General Development District shall require a permit from the Commission only if fill or deposit of materials will exceed 100 cubic yards. Regardless of whether or not a permit is needed under this standard, parking areas in a General Development District shall be set back a minimum of fifty (50) horizontal feet from the normal or mean high water line as defined in 38 M.R.S.A. Section 952.
- C. Parking areas in the Limited Residential and Resource Protection Districts of the Corridor shall require a permit from the Commission and shall be set back a minimum of 100 horizontal feet from the normal or mean high water line as defined in 38 M.R.S.A. Section 952.
- D. The setback standards contained in Paragraph 3 above notwithstanding, the setback standard for parking areas serving publicly owned boat launching facilities may be reduced to no less than fifty (50) feet from the normal or mean high water line if it is demonstrated that no other reasonable alternative exists.
- E. Parking areas shall be adequately sized for the proposed use and shall be designed to prevent stormwater runoff from flowing directly into a water body, and, where feasible to retain all runoff on-site.
- F. In determining the appropriate size of proposed parking facilities, the following shall apply:
  - (1) Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.
  - (2) Internal travel aisles: Approximately twenty (20) feet wide.

- G. In addition to the above standards, any applicant for a permit to develop or construct a parking area within the Corridor shall demonstrate that the proposed parking lot complies with all applicable local standards.

STATUTORY AUTHORITY: 38 M.R.S.A. Section 954-C.

EFFECTIVE DATE:

January 30, 2006 – filing 2006-45