

Chapter 335. Land Use

Article V. Zoning Districts

§ 335-5.1. City Center District.

[Amended 3-7-2005; 6-6-2005; 4-5-2010; 3-3-2014; 11-17-2014]

The purpose of the City Center Zoning District is to create a flexible atmosphere for the return of the Downtown to a prominent regional service center. Flexible setbacks will be balanced with an overlay of design standards to encourage new development that will be consistent with the goals established in the City's Comprehensive Plan, Downtown Revitalization Plan, Downtown Parking Plan, Downtown Streetscape Plan and Westbrook Riverfront Master Plan.

A. Permitted uses. The following uses are permitted in the City Center District as a matter of right:

Accessory Use

Bank Class 2

Bed-and-Breakfast Classes 1 and 2

Business Office

Child-Care Center

Club or Lodge

Congregate Care Facility

Day-Care Center

Dwelling, Single-Family

Dwelling, Two-Family

Dwelling, Multiple-Family

Education Facility

[Added 3-18-2019 by Ord. No. 2019-45^[1]]

Food Cart Vendors

Home Occupation

Horticulture

Hotel

[Amended 3-18-2019 by Ord. No. 2019-45]

Library

[Amended 3-18-2019 by Ord. No. 2019-45]

Media Studio Class 2

Municipal Facility

Museum

[Added 3-18-2019 by Ord. No. 2019-45]

Medical Office

Neighborhood Grocery

Parking Facility
Private Indoor Recreation Facility
Restaurant Class 2
Retail Class 1 and Class 3
Service Business
Solar Energy System, ACSES
[Added 8-2-2021 by Order No. 2021-73]
Solar Energy System, RSES
[Added 8-2-2021 by Order No. 2021-73]
Telecommunications Facility
Utilities
[Added 9-12-2022 by Ord. No. 2022-105]
Vocational Education Facility
[Added 3-18-2019 by Ord. No. 2019-45]

[1] *Editor's Note: Ordinance No. 2019-45 also repealed the entry for "educational/vocational" which appeared in this subsection.*

B. Conditional use.

(1) The following uses are permitted in the City Center District as a conditional use under Article **IV**:

Artisan Food and Beverage
[Added 3-18-2019 by Ord. No. 2019-40]
Bank Class 1
Boarding Home for Sheltered Care
Boardinghouse or Lodging House
Church
Community Center
Community-Based Residential Facilities
Community Living Arrangement
Home Day-Care Provider
Light Manufacturing
Research and Development
Theater

(2) Notwithstanding the requirements of § **335-4.1A(4)(i)**, conditional uses other than home day-care providers shall not be required to provide off-street parking.

C. Performance standards. The following performance standards apply in the City Center District:

- (1) Minimum lot size: None.
- (2) Dimension requirements:
 - (a) There are no dimension requirements for yard depths.
 - (b) Maximum height is negotiable during site plan review.
[Amended 12-4-2023 by Ord. No. 2023-127]
- (3) Maximum footprint factor: 100%.
- (4) Maximum gross density factor: 100%.

- (5) Landscaping factor. As required by the reviewing authority.
[Amended 1-6-2020 by Ord. No. 2019-193]
 - (6) Residential density factor:
 - (a) One dwelling unit per 2,500 square feet of base site area.
[Amended 9-12-2022 by Ord. No. 2022-106]
 - (b) A density bonus is afforded within the Downtown District, as shown on the Westbrook Zoning Map, and the following specific map/lot locations (M32/L121 and M32/L122): a density bonus is permitted, in the areas stated above, of up to five times the underlying residential density factor (base density) provided all other provisions for the dwelling unit are met. For structures with four or more stories, the residential density factor is negotiable during subdivision/site plan review.
[Added 1-6-2020 by Ord. No. 2019-193; amended 12-4-2023 by Ord. No. 2023-127]
 - (7) Minimum unit size: Each dwelling unit shall contain at least 350 square feet of floor area.
[Added 9-12-2022 by Ord. No. 2022-106^[2]; amended 12-4-2023 by Ord. No. 2023-127]
[2] Editor's Note: This order also renumbered former Subsection C(7) through (14) as Subsection C(8) through (15).
 - (8) Lighting. All outdoor lighting must be of the cutoff luminaire variety and must be installed so no direct lighting is emitted beyond lot lines.
 - (9) Noise. Noise levels must not exceed existing levels at the exterior limits of the property.
 - (10) Vibrations. Vibrations must not exceed existing levels at the exterior limits of the building.
 - (11) Odors. Odors must not exceed existing levels at the lot lines.
 - (12) Traffic impact. The traffic pattern from a change or expansion of use must be designed so as to maintain the existing traffic operation level of service and pedestrian safety along the lot frontage and at the nearest intersection in both directions.
 - (13) Storage of materials. All materials must be stored within an enclosed structure so as to be screened from view.
 - (14) Parking requirements. The parking requirements of Article **XIII** are only applicable to the following uses in the City Center District: home day-care provider, day-care center, child-care center, and dwelling, single-family, two-family and multiple-family.
 - (15) For properties located in the Downtown District as shown on the Westbrook Zoning Map, and the following specific map/lot locations (M32/L121 and M32/L122), the following standards apply:
[Added 1-6-2020 by Ord. No. 2019-193]
 - (a) Parking requirements. A minimum of one on-site parking space must be provided per dwelling unit. This standard may be reduced during subdivision/site plan review with a transportation management plan.
 - (b) Residential uses are prohibited on street level in structures adjacent to the following rights-of-way: Main Street, Stroudwater Street, Harnois Avenue, and Cumberland Street.
[Amended 9-12-2022 by Ord. No. 2022-105]
- D. Telecommunications facilities. For provisions concerning telecommunications facilities, see § **335-2.30A**.