

**Casco Public Library**  
**Proposed Changes to Standards in the Current CZA Application**  
**October 27, 2025**

**Dimensional Standards**

<u>Standard</u>	<u>Current</u>	<u>Proposed</u>	
Minimum lot size:	5,000 sq. ft.	20,000 sq. ft.	
Max. Building Coverage	100%	75%	
Min. road frontage	0 feet	0 feet	
Min. structure setbacks			<u>Actual</u>
Front:	5 feet	8 feet	11 feet
Side:	5 feet	8 feet	14 & 9
Rear:	5 feet	8 feet	26 feet

**4. Curb Cuts.     Eliminate**

**5.(b) Buffer Zones.     Replace with:**

**Buffering, Landscaping, and Screening.** The reviewing authority shall have the authority to limit all applicable buffering, landscaping, and screening required in Chapter 215, Casco's Zoning and Land Use Ordinance, to the extent practicably achievable.

**5.(d) Stormwater Quality and Phosphorus Control.     Eliminate**

**5.(e) Signs.     Replace with:**

Notwithstanding requirements in Chapter 215, including 215-5.28 of Casco's Zoning and Land Use Ordinance, the Library shall be permitted to install, erect, affix, and maintain signs in accordance with the following:

- (i) One (1) permanent Ground or Freestanding sign not larger than twenty-five (25) square feet (SF) in area may be erected on Town-owned property adjacent to Meadow Road/State Route 121 within the "Sign Easement Area" as depicted on Exhibit A provided the Library shall first obtain the Town's written consent, which consent is not to be unreasonably conditioned, withheld, or delayed.
- (ii) A maximum of two (2) sandwich board-style signs, each not exceeding fifteen (15) square feet (SF) in area nor more than five (5) feet in height, to advertise upcoming events adjacent to Route 121.
- (iii) Two (2) Wall Signs affixed to the exterior wall facing Meadow Road/State Route 121 with twelve (12) inch high letters comprising a cumulative letter area not greater than twenty (20) SF each.
- (iv) One (1) permanent Ground or Freestanding sign not larger than fifteen (15) SF located adjacent to the pedestrian accessway at the southwesterly entrance.

- (v) A maximum of four (4) sandwich board-style signs, each not exceeding fifteen (15) square feet (SF) in area nor more than five (5) feet in height, to advertise upcoming nonprofit events on Library property.