

Casco Village Project



Tonight

- Overview of the Casco Village Project
- Tasks and timeline
- Public involvement
- Early observations
- Discussion



Project Overview

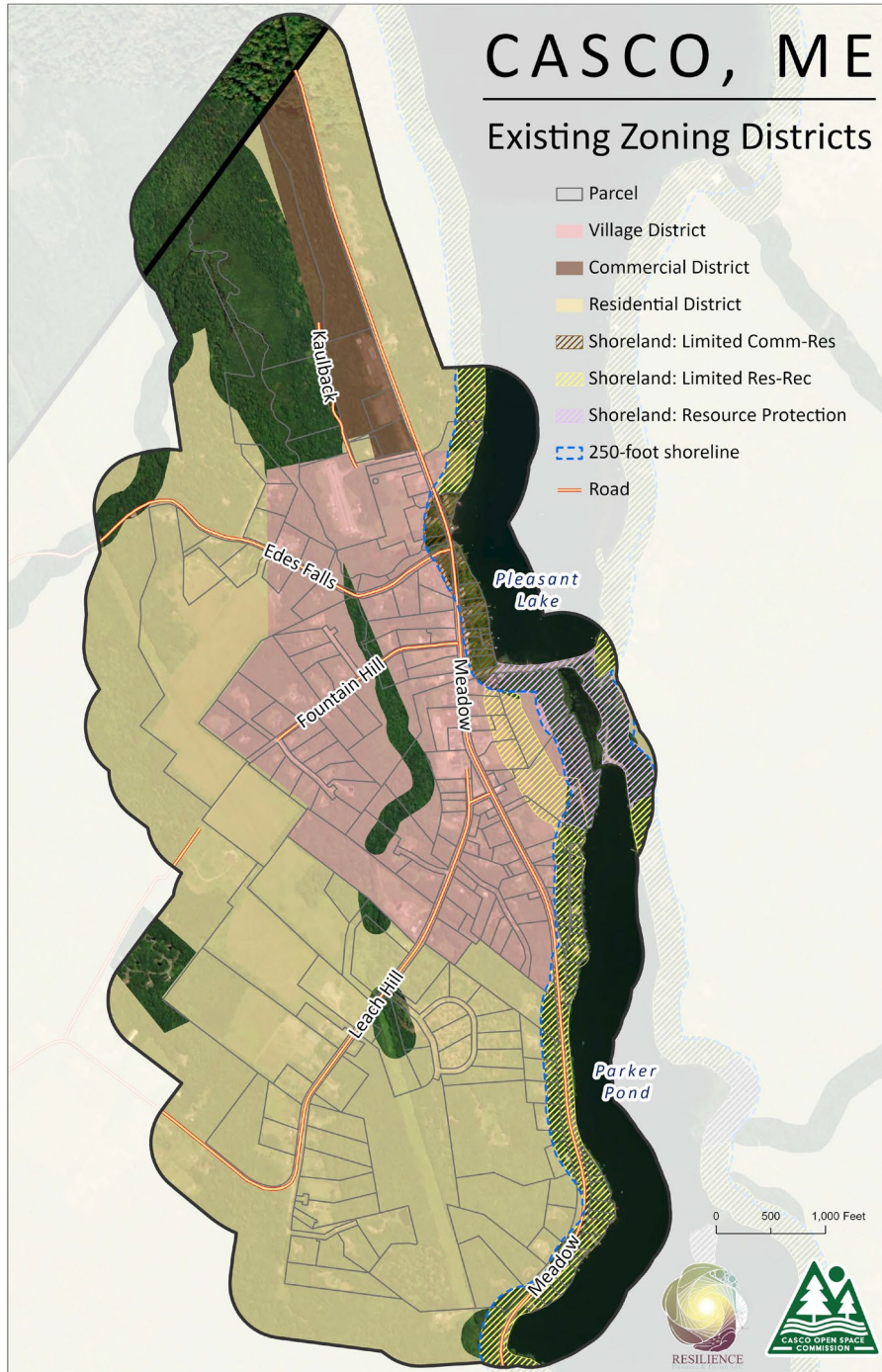
- Updating village zoning is a priority action in the ***Casco Comprehensive Plan***.
- The plan calls for a strong and recognizable village centers.
- Desire for walkability, retaining village character, and appropriate reinvestment.
- This initiative also relates to the direction of the Open Space Plan.



CASCO, ME

Existing Zoning Districts

- Parcel
- Village District
- Commercial District
- Residential District
- Shoreland: Limited Comm-Res
- Shoreland: Limited Res-Rec
- Shoreland: Resource Protection
- 250-foot shoreline
- Road



Early Observations

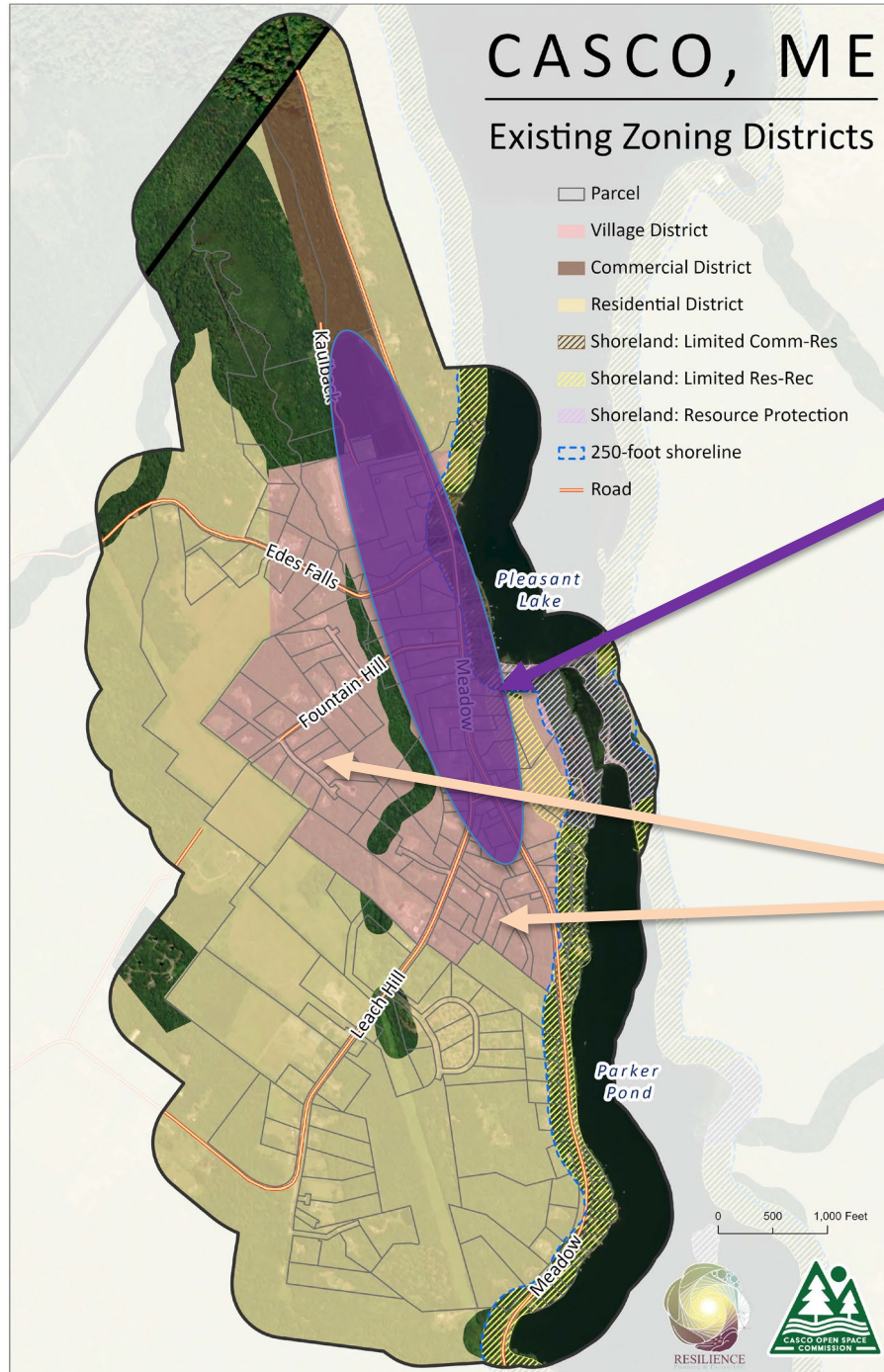
- Village zoning does not reflect the historic development pattern
 - Dimensional standards do not match existing lots and buildings
 - Permitted uses do not match the existing uses
- Current regulations limit compact village development
- Opportunities exist to support mixed-use, walkability, and infill
- Flexibility and creativity will be needed for quality development



CASCO, ME

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The land uses and development pattern are different in the center

The area to the south and west appears to be more residential, but walkable to the center

Project Tasks and Timeline

- Zoning Ordinance and Comprehensive Plan Review
 - *Underway*
- Development Pattern and Use Analysis
 - *Underway*
- Identification of Zoning Needs and Potential Zoning Strategies
 - Spring/Summer 2026
- Draft zoning review and refinement
 - Summer/Fall 2026
- Final deliverables for review and adoption
 - Fall 2026



Public Involvement

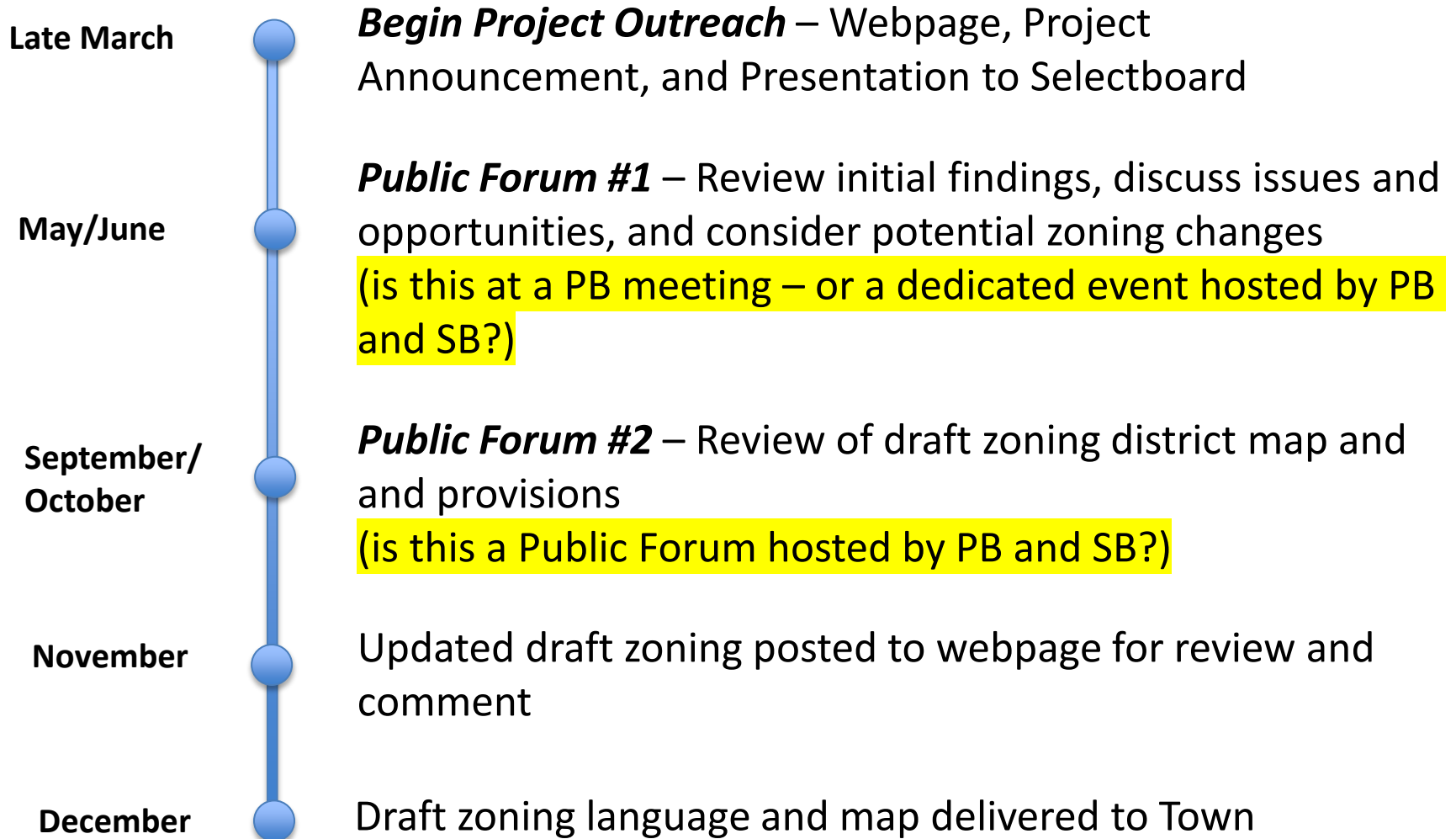
- Visit the Project Website
 - Sign up for updates
 - Submit feedback through the project website
- Attend public meetings

(QR Code)

<https://www.cascomaine.org/comprehensive-plan-implementation-committee/pages/casco-village-project>



Outreach Timeline – Casco Village Zoning



Questions & Discussion



(QR Code)

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