



Town Of Durham

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EDITORIAL CHANGES PER THE CODIFICATION PROCESS

Summary

The Town is in the process of creating a digitized version of the Land Use Ordinance. General Code Corporation is a national consulting firm that specializes in ordinance codification, and they currently serve more than thirty Maine communities. Durham's Land Use Ordinance will be reformatted to follow their framework which will standardize the Ordinance and make it simpler to do and track updates. The Ordinance will also be more accessible to citizens and will include search and cross-referencing tools. The consultants did a complete and thorough review of the Ordinance and identified 139 places where there are typographical and grammatical errors and areas where the regulations are not consistent with State law or national code references. Town staff members reviewed and provided responses to give confirmation or direction for those technical changes. All proposed technical changes are posted on the website for public review.

Current Ordinance vs. Proposed Digitized Version of the Land Use Ordinance

Aspect	Current	Proposed
Land Use Ordinance Document.	Microsoft Word and PDF documents are posted manually.	Searchable, digitized version can be downloaded and printed as Word or PDF.
Accuracy	Numerous typographical and grammar errors.	Extensive corrections included in updated version.
Consistency	Out of line with multiple State requirements for housing and floodplain management. Incorrect citations of statutes & reference sources.	In line with all State requirements & updated for citations.
Minor Policies	Multiple areas necessitated by legal reviews & opportunity to address recurring issues.	All minor policy issues will be treated separately from the technical codification of the Ordinance.
Administrative Changes	Opportunity to streamline processes & reduce costs while improving efficiency.	All administrative changes will be treated separately from the technical codification of the Ordinance.

Why the Change?

Like the Town's tax maps that were digitized and put on the Town website a few years ago, the Land Use Ordinance will be modernized to meet citizen expectations for electronic access and utilization. Codification will also correct numerous typographical and grammar errors and make the regulations consistent with State law. Finally, the Planning Board and staff have identified multiple minor policies and administrative changes that will bring needed improvements in Durham's land use regulations. Those policy and administrative changes will be treated in a separate warrant article from the codification proposal.

We want to hear from you!

Do you support the proposed codification of the Land Use Ordinance? Do you think the Town should update its policies and procedures to simplify the regulations and address issues that have come up in regulatory reviews? Please share your thoughts with the Planning Board during the public participation process. You can submit written comments to the Town Planner for circulation to the Board by emailing townplanner@durhammaine.gov.