

PROPOSAL to AMEND CAMDEN CODE of ORDINANCES at CHAPTER § 290 ZONING

D) AMEND ARTICLE VIII DISTRICT REGULATIONS by CREATING A NEW OVERLAY DISTRICT:

§ 290-8.17 Affordable Housing Overlay Zone (AHOZ)

A. Purpose.

To create overlay districts intended to provide additional opportunities for the construction of affordable housing pursuant to the State of Maine's Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule, while assuring the continued provision of compact, pedestrian-oriented, livable development that fits with the existing scale and character of the neighborhood in which it is located.

B. Definitions.

AFFORDABLE HOUSING DEVELOPMENT (RENTAL UNITS):

A development in which a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development (HUD), can afford a majority (more than half of proposed and existing units on the same lot) of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.

AFFORDABLE HOUSING DEVELOPMENT (OWNERSHIP UNITS):

A development in which a household whose income does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development (HUD) can afford a majority (more than half of proposed and existing units on the same lot) of the units that the developer designates as affordable, without spending more than 30% of the household's monthly income on housing costs.

BASE DENSITY:

The maximum number of dwelling units allowed on a lot not used for affordable housing based on dimensional requirements in local land use or zoning ordinance. This does not include local density bonuses, transferable development rights, or other similar means that could increase the density of lots not used for affordable housing.

DESIGNATED GROWTH AREA:

An area that is designated in the Town's comprehensive plan as suitable for orderly residential, commercial, or industrial development, or any combination of those types of development, and into which most development projected over ten (10) years is directed.

DWELLING UNIT:

A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one person or family at a time, and containing living, sleeping, toilet, and cooking facilities. The term shall include mobile homes and rental units that contain cooking, sleeping and toilet facilities regardless of the

time-period rented. Recreational vehicles are not residential dwelling units. A dwelling unit may not be rented for periods of less than seven (7) consecutive days.

HOUSING COSTS:

Include, but are not limited to:

Rental Unit: The cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and

Ownership Unit: The cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner's insurance, condominium fees, and homeowners' association fees.

LONG-TERM AFFORDABILITY:

Required for a majority (more than 50%) of the units of all affordable housing developments and is enforced by the town. The property owner of the affordable housing development, either as a rental or as an owned property, must maintain "affordability" of a majority of the units for at least thirty (30) years after completion of construction. An "affordable housing development", as defined in this section, must be maintained by a restrictive covenant enforceable by a party acceptable to the town. The covenant must be recorded with the Knox County Registry of Deeds prior to the granting of a certificate of occupancy or other final approval of an affordable housing development.

MULTIFAMILY DWELLING:

One or more buildings used for residential occupancy by more than two families, each living independently of the other.

RESTRICTIVE COVENANT: A provision in a deed, or other covenant conveying real property, restricting the use of the land.

C. Enforcement and Monitoring of Long- Term Affordability

The owner(s) of affordable housing development(s) are required to maintain the long-term (at least 30 years) affordability of more than 50% of a proposed affordable housing development. Owners of such developments are required to submit to the Town of Camden an Annual Compliance Report form certifying compliance with all requirements of Long- Term Affordability.

A restrictive covenant providing for long-term affordability for a minimum of 30 years for proposed affordable housing developments must be recorded with the Knox County Registry of Deeds after project approval by the Planning Board and before the granting of a Certificate of Occupancy by the town's Planning and Development Department.

D. Increased Dwelling Unit Allowances for Affordable Housing Developments

1. Affordable housing developments are permitted only within the following zoning districts found below in Table 1. Proposed affordable housing developments shall meet all requirements of this section, as well as those of the applicable individual zoning

districts described in Chapter 290 Article VIII District Standards. When a conflict exists between requirements of this section and another, with regards to permitted densities, the less stringent or more permissive shall prevail:

Table 1:

<u>Multifamily: Zoning Districts Within the AHOZ</u>	<u>Public Water & Sewer Required?</u>	<u>* Minimum Lot Area Per Dwelling Unit at 25 x Base Density</u>	<u>Parking Requirements</u>
VE- Village Extension (Open Space Subdivision)	Yes	Public sewer: 2 dwelling units per 5,000 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
V- Traditional Village	Yes	2 dwelling units per 5,000 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
B-1 Downtown Business	Yes	State minimum sq. ft. for dwelling unit	Exempt
B-2 Highway Business	Yes	2 dwelling units per 7,500 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
B-3 Traditional Business	Yes	2 dwelling units per 7,500 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
B-4 Neighborhood Service	Yes	2 dwelling units per 7,500 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
B-R River Business	Yes	2 dwelling units per 1,500 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
B-H Harbor Business	Yes	2 dwelling units per 1,500 sq. ft.	No more than two (2) off-street parking spaces for every three (3) dwelling units.
B-TH Transitional Harbor Business	Yes	2 dwelling units per 1,500 sq. ft.	Exempt

*Density bonus (2.5 times the base density, rounded down) awarded if proposed meets all applicable standards of this section, the state minimum lot size, shoreland zoning area standards, subdivision ordinance, as well as all other applicable individual zoning district standards as provided for in the Zoning Ordinance.

2. Owner provides written verification that each unit of the housing development is proposed to be connected to adequate water and wastewater services prior to certification of the development for occupancy or similar type of approval process. Written verification must include the following:
 - a. If a housing Unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system:
 - b. If a housing unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit; and
 - c. If a housing unit is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10 section I 0.25CJ), Land Use Districts and Standards. Any test of an existing well or prooosed well must indicate that the water supply is potable and acce.ptable for domestic use.

3. Prior to granting a certificate of occupancy or other final approval of an affordable housing development, the town must require that the owner of the affordable housing development (i) execute a restrictive covenant that is enforceable by a oarty acceptable to the Town; and Cii) record the restrictive covenant with the Knox County Registry of Deeds to ensure the development maintains long term affordability by requiring that a majority (more than 50%) of the units meet the definition of affordability for at least thirty (30) years after completion of construction.

For rental housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy; and

For ownership housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy.

4. Off-street parking for affordable housing development, except those located within B-1 and B-TH zoning districts, shall be at a rate of two (2) parking spaces for every three (3) dwelling units. Affordable housing developments shall meet all other requirements of Article XA Off-street Parking and Loading Standards. Where any conflict exists between ordinances regulating off-street parking, the less stringent shall apply to affordable housing developments.

E. Screening

Multifamily uses abutting a single-family residential use on a separate lot of record or district shall provide screening in accordance with the standard 290-IOA.4 of this Chapter.

F. Shoreland Area

Unless otherwise noted, properties within shoreland areas shall comply with the additional standards set forth in Article X, 290-10.2 of this Chapter.

G. Historic Areas

Properties within historic areas shall comply with the additional standards set forth in Article X, 290-10.4 of this Chapter.

B. Application and Implementation

Affordable housing development project owner or developer shall notify the Director of Planning and Development Office that they intend to apply for an Affordable housing development building permit.

and 2) AMEND ARTICLE XI OPEN SPACE ZONING:

§ 290-9.1 Purpose.

The purpose of this article is, within rural areas of Camden, to maintain the rural, natural, and scenic qualities of the Town and, within developing areas, to provide for flexibility in the design of open space residential development. [Amended 6-20-2007]

§ 290-9.2 Applicability.

[Amended 6-20-2007]

- A Rural-1, Rural-2, and Coastal Residential Districts. The provisions of this article shall be mandatory for residential subdivisions with three or more lots, or for condominiums or cooperative ownership projects on one lot with three or more dwelling units that are located in the Rural-I, Rural-2, or Coastal Residential Districts. These provisions are not mandatory for lots within subdivisions that are located in other districts'=' or for lots proposed as part of an Affordable Housing Development.

STATE OF MAINE

—
IN THE YEAR OF OUR LORD

TWO THOUSAND TWENTY-TWO

H.P.1489 - LD.2003

An Act To Implement the Recommendations of the Commission To Increase
Housing Opportunities in Maine by Studying Zoning and Land Use
Restrictions

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 5 MRSA §13056, sub-§7, as amended by PL 2003, c. 159, §3, is further amended to read:

7. Contract for services. When contracting for services, to the maximum extent feasible, seek to use the State's private sector resources in conducting studies, providing services and preparing publications; and

Sec. 2. 5 MRSA §13056, sub-§8, as enacted by PL 2003, c. 159, §4, is amended to read:

8. Lead agency for business assistance in response to certain events. Be the lead agency for the State to provide information and business assistance to employers and businesses as part of the State's response to an event that causes the Department of Labor to carry out rapid-response activities as described in 29 United States Code, Sections 2801 to 2872 (2002); and

Sec. 3. 5 MRSA §13056, sub-§9 is enacted to read:

9. Establish statewide housing production goals. Establish, in coordination with the Maine State Housing Authority, a statewide housing production goal that increases the availability and affordability of all types of housing in all parts of the State. The department shall establish regional housing production goals based on the statewide housing production goal. In establishing these goals, the department shall:

A. Establish measurable standards and benchmarks for success of the goals:

B. Consider information submitted to the department from municipalities about current or prospective housing developments and permits issued for the construction of housing; and

C. Consider any other information as necessary to meet the goals pursuant to this subsection.

Sec. 4. 30.A MRSA §4364 is enacted to read:

§4364. Affordable housing density

For an affordable housing development approved on or after July 1, 2023, a municipality with density requirements shall apply density requirements in accordance with this section;

1. Definition. For the purposes of this section, "affordable housing development" means:

A. For rental housing, a development in which a household whose income does not exceed 80% of the median income for the area as defined by the United States

Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs; and

B. For owned housing, a development in which a household whose income does not exceed 120% of the median income for the ~~area as~~ defined by the United States

Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs;

2. Density requirements. A municipality shall allow an affordable housing development where multifamily dwellings are allowed to have a dwelling unit density of

at least 2 1/2 times the base density that is otherwise allowed in that location and may not require more than 2 off-street parking spaces for every 3 units. The development must be in a designated growth area of a municipality consistent with section 4349, A; subsection 1, paragraph A or B or the development must be served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system. The development must comply with minimum lot size requirements in accordance with Title 12, chapter 423-A as applicable.

3. Long-term affordability. Before approving an affordable housing development, a municipality shall require that the owner of the affordable housing development have executed a restrictive covenant, recorded in the appropriate registry of deeds, for the benefit of and enforceable by a party acceptable to the municipality, to ensure that for at least 30 years after completion of construction:

A. For rental housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy; and

B. For owned housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy.

4. Shoreland zoning. An affordable housing development must comply with shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 and municipal shoreland zoning ordinances.

5. Water and wastewater. The owner of an affordable housing development shall provide written verification to the municipality that each unit of the housing development is connected to adequate water and wastewater services before the municipality may certify the development for occupancy. Written verification under this subsection must include:

A. If a housing unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system:

B. If a housing unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules adopted under Title 22, section 42:

C. If a housing unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit; and

D. If a housing unit is connected to a well, proof of access to potable water. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

6. Subdivision requirements. This section may not be construed to exempt a subdivider from the requirements for division of a tract or parcel of land in accordance with subchapter 4.

7. Restrictive covenants. This section may not be construed to interfere with, abrogate or annul the validity or enforceability of any valid and enforceable easement, covenant, deed restriction or other agreement or instrument between private parties that imposes greater restrictions than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.

8. Rules. The Department of Economic and Community Development shall adopt rules to administer and enforce this section. The department shall consult with the Department of Agriculture, Conservation and Forestry in adopting rules pursuant to this subsection. The rules must include criteria for a municipality to use in calculating housing costs. Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

Sec. S. 30-A MRS §4364-A is enacted to read:

§4364-A. Residential areas, generally; up to 4 dwelling units allowed

1. Use allowed. Notwithstanding any provision of law to the contrary, except as provided in Title 12, chapter 423-A, for any area in which housing is allowed, a municipality shall allow structures with up to 2 dwelling units per lot if that lot does not contain an existing dwelling unit, except that a municipality shall allow up to 4 dwelling units per lot if that lot does not contain an existing dwelling unit and the lot is located in a designated growth area within a municipality consistent with section 4349-A, subsection 1, paragraph A or B or if the lot is served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system in a municipality without a comprehensive plan.

A municipality shall allow on a lot with one existing dwelling unit the addition of up to 2 dwelling units: one additional dwelling unit within or attached to an existing structure or one additional detached dwelling unit or one of each;

A municipality may allow more units than the number required to be allowed by this subsection.

2 Zoning requirements. With respect to dwelling units allowed under this section, municipal zoning ordinances must comply with the following conditions.

A: If more than one dwelling unit has been constructed on a lot as a result of the allowance under this section or section 4364, the lot is not eligible for any additional increases in density except as allowed by the municipality.

B. A municipal zoning ordinance may establish a prohibition or an allowance for lots where a dwelling unit in existence after July 1, 2023 is torn down and an empty lot results.

3. - General requirements. A municipal ordinance may not establish dimensional requirements or setback requirements for dwelling units allowed under this section that are greater than dimensional requirements or setback requirements for single-family housing units, except that a municipal ordinance may establish requirements for a lot area per dwelling unit as long as the required lot area for subsequent units on a lot is not greater

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4. Water and wastewater. The owner of a housing structure must provide written verification to the municipality that the structure is connected to adequate water and wastewater services before the municipality may certify the structure for occupancy. Written verification under this subsection must include:

A. If a housing structure is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the structure and proof of payment for the connection to the sewer system;

B. If a housing structure is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules adopted under Title 22, section 42;

C. If a housing structure is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the structure, proof of payment for the connection and the volume and supply of water required for the structure; and

D. If a housing structure is connected to a well, proof of access to potable water. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

5. Municipal implementation. In adopting an ordinance, a municipality may:

A. Establish an application and permitting process for housing structures;

B. Impose fines for violations of building, zoning and utility requirements for housing structures; and

C. Establish alternative criteria that are less restrictive than the requirements of subsection 4 for the approval of a housing structure only in circumstances in which the municipality would be able to provide a variance under section 4353, subsection 4, 4-A, 4-B or 4-C.

6. Shoreland zoning. A housing structure must comply with shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 and municipal shoreland zoning ordinances.

7. Subdivision requirements. This section may not be construed to exempt a subdivider from the requirements for division of a tract or parcel of land in accordance with subchapter 4.

8. Restrictive covenants. This section may not be construed to interfere with, abrogate or annul the validity or enforceability of any valid and enforceable easement, covenant, deed restriction or other agreement or instrument between private parties that imposes greater restrictions than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.

9. Rules. The Department of Economic and Community Development may adopt rules to administer and enforce this section. The department shall consult with the Department of Agriculture, Conservation and Forestry in adopting rules pursuant to this subsection. Rules adopted pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

10. Implementation. A municipality is not required to implement the requirements of this section until July 1, 2023.

Sec. 6. 30-A MRSA §4364-B is enacted to read:

§4364-B. Accessory dwelling units

1. Use permitted. Except as provided in Title 12, chapter 423-A, a municipality shall allow an accessory dwelling unit to be located on the same lot as a single-family dwelling unit in any area in which housing is permitted.

2. Restrictions. An accessory dwelling unit may be constructed only:

A. Within an existing dwelling unit on the lot;

B. Attached to or sharing a wall with a single-family dwelling unit; or

C. As a new structure on the lot for the primary purpose of creating an accessory dwelling unit.

This subsection does not restrict the construction or permitting of accessory dwelling units constructed and certified for occupancy prior to July 1, 2023.

3. Zoning requirements. With respect to accessory dwelling units, municipal zoning ordinances must comply with the following conditions:

A. At least one accessory dwelling unit must be allowed on any lot where a single-family dwelling unit is the principal structure; and

B. If more than one accessory dwelling unit has been constructed on a lot as a result of the allowance under this section or section 4364-A, the lot is not eligible for any additional increases in density except as allowed by the municipality.

4. General requirements. With respect to accessory dwelling units, municipalities shall comply with the following conditions.

A. A municipality shall exempt an accessory dwelling unit from any density requirements or calculations related to the area in which the accessory dwelling unit is constructed.

B. For an accessory dwelling unit located within the same structure as a single-family dwelling unit or attached to or sharing a wall with a single-family dwelling unit, the setback requirements and dimensional requirements must be the same as the setback requirements and dimensional requirements of the single-family dwelling unit, except for an accessory dwelling unit permitted within an existing accessory building or secondary building or garage as of July 1, 2023, in which case the requisite setback requirements for such a structure apply. A municipality may establish more restrictive dimensional and setback requirements for all accessory dwelling units.

C. An accessory dwelling unit may not be subject to any additional parking requirements beyond the parking requirements of the single-family dwelling unit on the lot where the accessory dwelling unit is located.

S. Shoreland zoning. An accessory dwelling unit must comply with shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 and municipal shoreland zoning ordinances.

6. Size requirements. An accessory dwelling unit must meet a minimum size of 190 square feet. If the Technical Building Codes and Standards Board under Title 10, section 9722 adopts a different minimum size, that standard applies. A municipality may impose a maximum size for an accessory dwelling unit.

7. Water and wastewater. The owner of an accessory dwelling unit must provide written verification to the municipality that the accessory dwelling unit is connected to adequate water and wastewater services before the unit may be certified for occupancy. Written verification under this subsection must include:

A. If an accessory dwelling unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the accessory dwelling unit and proof of payment for the connection to the sewer system:

B. If an accessory dwelling unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules adopted under Title 22, section 42:

C. If an accessory dwelling unit is connected to a public, special district or other centrally managed water system, proof of adequate service to support any additional flow created by the accessory dwelling unit, proof of payment for the connection and the volume and supply of water required for the accessory dwelling unit; and

D. If an accessory dwelling unit is connected to a well, proof of access to potable water. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

8. Municipal implementation. In adopting an ordinance under this section, a municipality may:

A. Establish an application and permitting process for accessory dwelling units:

B. Impose fines for violations of building, zoning and utility requirements for accessory dwelling units; and

C. Establish alternative criteria that are less restrictive than the requirements of subsections 4, 5, 6 and 7 for the approval of an accessory dwelling unit only in circumstances in which the municipality would be able to provide a variance under section 4353, subsection 4, 4-A, 4-B or 4-C.

9. Rate of growth ordinance. A permit issued by a municipality for an accessory dwelling unit does not count as a permit issued toward a municipality's rate of growth ordinance as described in section 4360.

10. Subdivision requirements. This section may not be construed to exempt a subdivider from the requirements for division of a tract or parcel of land in accordance with subchapter 4.

11. Restrictive covenants. This section may not be construed to interfere with, abrogate or annul the validity or enforceability of any valid or enforceable easement, covenant, deed restriction or other agreement or instrument between private parties that imposes greater restrictions than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.

12. Rules. The Department of Economic and Community Development may adopt rules to administer and enforce this section. The department shall consult with the Department of Agriculture, Conservation and Forestry in adopting rules pursuant to this subsection. Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

13. Implementation. A municipality is not required to implement the requirements of this section until July 1, 2023.

Sec. 7. 30-A MR.SA §4364-C is enacted to read:

§4364-C. Municipal role in statewide housing production goals

This section governs the responsibilities and roles of municipalities in achieving the statewide and regional housing production goals set by the Department of Economic and Community Development in Title 5, section 13056, subsection 9.

1. Fair housing and nondiscrimination. A municipality shall ensure that ordinances and regulations are designed to affirmatively further the purposes of the federal Fair Housing Act, 42 United States Code, Chapter 45, as amended, and the Maine Human Rights Act to achieve the statewide or regional housing production goal.

2. Municipalities may regulate short-term rentals. A municipality may establish and enforce regulations regarding short-term rental units in order to achieve the statewide or regional housing production goal. For the purposes of this subsection, "short-term rental unit" means living quarters offered for rental through a transient rental platform as defined by Title 36, section 1752, subsection 20-C.

Explanatory Statement:

The following amendments were developed to comply with the State mandate to increase housing density. Under PL 2001 CH 672 (LD2003) signed into law by Governor Mills, towns are required to increase density based on a community's current zoning requirements and standards. These standards are the tools that help Camden maintain the character of each district by allowing limits on height, footprint and setbacks from property lines. These standards are contained in the Space and Bulk Table of each district in Camden and are included here for reference. The intention of this somewhat lengthy document is to provide sufficient information so voters can put into context the kinds of guarantees that will remain in place that continue to protect the character of neighborhoods even as development occurs.

PROPOSAL TO AMEND CAMDEN CODE of ORDINANCES CHAPTER §290

1) AMEND ARTICLE IV: ESTABLISHMENT OF DISTRICTS

§ 290-4.2 Zoning districts.

[Amended 11-11-2008; 6-9-2015; 7-14-2020]

- A. The Town is divided into the following districts, as shown by the district boundary lines on the Official Zoning Map:
- B. In addition, there are established three overlay areas, which, in addition to the standards of the zoning districts they overlay, are governed by performance standards set forth in Article X, §§ 290-10.2 to 290-10.4. The overlay areas address shoreland areas, high-elevation areas, and historic areas.
- C. ~~AB~~ There are two additional overlay zone. §, the Affordable Housing Overlay Zone (AHOZ) and the Business Opportunity Zone (BOZ) ~~The BOZ~~ is subject to the standards found in Article XII, § 290-12.6L, which may be used in lieu of the current zoning for Zoning Districts B-2, B-3, B-4 and B-R.

2) AMEND ARTICLE VIII: DISTRICT STANDARDS 8.2, 8.3, 8.5, 8.6, 8.7, 8.9-8.13, and 8.15

§ 290-8.1 Natural Resource Protection District (RP).

There are no changes proposed to this District.

§ 290-8.2 Rural 1 District (RU-1).

- A. Purpose. The Rural 1 District includes lands with multiple natural resource constraints; and/or that are especially important for their recreational, scenic, or other resource-based opportunities, including farming and woodlands; and/or that are especially important for long-term protection of water quality. The purpose of this district is to allow a level of development and activity consistent with the protection of the natural features of these lands.
- E. Standards.
 - (b) For all other lots, the following space and bulk standards shall apply:

[Amended 7-14-2020)

Type of Use	Requirement
Minimum lot area	
Residential	60,000 square feet
Nonresidential	60,000 square feet
Minimum lot area per dwelling unit	60,000 20,000 square feet
Accessory apartment	No increase in lot area required
Minimum street frontage	
Residential	150 feet
Nonresidential	150 feet
Minimum setbacks	
Residential and nonresidential	
Front	25 feet
Side	15 feet
Back	15 feet
Normal high-water mark	See Article X, § 29010.2M(10)
Side and back yard for nonresidential use abutting a residential use	25 feet
Maximum building coverage	10%
Maximum ground coverage, shoreland area	20%
Maximum building or structure height	
Residential	30 feet
Nonresidential	40 feet
Minimum distance between principal buildings on same lot	30 feet

§ 290-8.3 Rural 2 District (RU-2).

A. Purpose. The Rural 2 District includes lands that are distant from the village area; and/or to which public water and sewer lines are not expected to be extended within the next 10 years; and/or that have large tracts of land intact, suitable for woodland production, farming, and unbroken wildlife habitat. The purpose of this district is to allow residential development that is compatible with the character and traditional use of rural lands, including extensive areas of field and woodland, and that does not impose an undue burden on the provision of municipal services.

E. Standards. [Amended 7-14-2020]

Type of Use	Requirement
Minimum lot area	
Residential	60,000 square feet
Nonresidential	60,000 square feet
Minimum lot area per dwelling unit	60,000 20,000 square feet
Accessory apartment	No increase in lot area required

Type of Use	Requirement
Minimum street frontage	
Residential	150 feet
Nonresidential	150feet
Minimum setbacks	
Residential and nonresidential	
Front	25 feet
Side	15 feet
Back	15 feet
Normal high-water mark	See Article X, § 290-10.2M(10)
Side and back yards for nonresidential use abutting a residential use	25 feet
Maximum building coverage	10%
Maximum ground coverage, shoreland area	20%
Maximum building or structure height	
Residential	30 feet
Nonresidential	40 feet
Minimum distance between principal buildings on same lot	30 feet

§ 290-8.4 Rural Recreation District (RR).

No changes are proposed for this District.

§ 290-8.5 Coastal Residential District (CR).

A. Purpose. The Coastal Residential District includes lands along scenic coastal corridors north and south of the village area. The purpose of the district is to allow for a moderate level of residential and other development while assuring that these corridors retain their scenic landscapes and vistas and continue to serve as attractive gateways to Camden. The intention is that development be designed to fit into the existing character that includes rolling terrain and interspersed woods, fields, structures, and views of the water.

E. Standards.

(b) For all other lots, the following space and bulk standards shall apply: [Amended 7-14-2020)

Type of Use	Sewer	No Sewer
Minimum lot area		
Residential	30,000 square feet	40,000 square feet
Nonresidential	30,000 square feet	40,000 square feet
Minimum lot area per dwelling unit	30,000 10,000 square feet	40,000 20,000 square feet
Accessory apartment	No increase in lot area required	No increase in lot area required
Minimum street frontage		
Residential	100 feet	150 feet
Nonresidential	100 feet	150 feet

Typ of Use	Sewer	No Sewer
Minimum setbacks		
Residential and nonresidential		
Front	25 feet	25 feet
Side	15 feet	25 feet
Back	15 feet	25 feet
Normal high-water mark	See Article X, § 290-10.2M(10)	See Article X, § 290-10.2M(10)
Side and back yard for nonresidential use abutting a residential use	25 feet	25 feet
Private residential treatment facility		
Front	100 feet	100 feet
Side	50 feet	50 feet
Back	25 feet	25 feet
Maximum building coverage	20%	20%
Maximum ground coverage, shoreland area	20%	20%
Maximum building or structure height		
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet
Minimum distance between principal buildings on same lot	30 feet	30 feet

§290-8.6 Village Extension District (VE).

- A. Purpose. The Village Extension District lies outside of the traditional village but includes lands that have or can reasonably be expected to receive within the next 10 years, public water and sewer; can be readily provided with other municipal services; and can support a significant share of the new development anticipated in the Town during the next 10 years to 15 years. The purpose of the district is to provide a range of housing opportunities and of compatible, small-scale economic opportunities. The intent is to do so within a setting that emulates the character of villages: with streets designed for safe and convenient use by both pedestrians and motor vehicles and at a scale appropriate for walkable neighborhoods; a mix of activities that serve some of the routine needs of neighborhood residents; and a sense of security and protected investments.
- B. Permitted uses. The following uses are permitted in the Village Extension District:
- (a) Uses listed in § **290-8.1**, Natural Resource Protection District, Subsection **B**, of this article.
 - (3) The following residential uses:
 - (a) Single-family dwellings.
 - (b) Two-family dwellings.
 - (c) Open space residential developments that meet the standards of Article IX.

- (d) Mobile home parks.
- (e) Accessory apartments.
- (f) Multifamily dwellings. [Added 6-14-2022]

(g) Multifamily dwellings as part of an Affordable Housing Development. See Section 8.17.

(2) The following space and bulk standards shall apply: [Amended 11-15-2005; 6-14-2022]

Type of Use	Sewer	No Sewer
Minimum lot area		
Residential	10,000 square feet	20,000 square feet
Nonresidential	10,000 square feet	40,000 square feet
Minimum lot area per dwelling unit		
Single-family <u>(with no existing dwelling unit, may allow up to 4 dwelling units)</u>	10,000 square feet	20,000 square feet
Single-family <u>(with one existing dwelling unit, may allow up to 2 additional dwelling units)</u>	3,333 square feet	20,000 square feet
Accessory apartments	No increase in lot area required (see definition)	20,000 square feet
Two-family dwellings	Not permitted	20,000 square feet
Multifamily dwellings (as part of open space subdivisions)	5,000 square feet	Not permitted
Multifamily dwellings (as part of an Affordable Housing Development)	See Section 8.17	Not permitted
Congregate housing	3,000 square feet	Not permitted
Minimum street frontage		
Residential		
Lots created as part of subdivisions approved by the Planning Board after the date of adoption of this chapter	50 feet, and the average for all lots in the subdivision is between 75 feet and 90 feet	100 feet
Other lots	75 feet	100 feet
Nonresidential	75 feet	100 feet
Minimum setbacks		
Residential		
Front	15 feet, except where the following lots with existing	25 feet

Type of Use	Sewer	No Sewer
	<p>buildings have established a uniform setback relationship (see definitions) to the street, any new building shall be set back from the edge of the right-of-way of the street no more than a maximum distance which is 5 feet greater than the average setback for those 2 adjacent lots on each side of the subject lot, and no less than a minimum distance which is 5 feet less than the average setback for those 2 adjacent lots on each side of the subject lot; provided, however, that such a building on the subject lot shall be no closer to the right-of-way of the street than the building closest to the edge of that right-of-way on those 4 adjacent lots. Where a uniform setback relationship exists, accessory structures or additions to existing structures shall be set no less than 2 feet further back than the actual setback of the principal building unless that actual setback is greater than the maximum setback.</p>	
Side	<p>10 feet, provided the sum of both side yards is at least 30 feet, however, any structure that has a side setback of less than 10 feet shall have a setback requirement of 15 feet on each side</p>	15 feet
Back	15 feet	15 feet
Normal high-water mark	See Article X, § 290-10.2M(10)	See Article X, § 290-10.2M(10)
Nonresidential		

Front	Same as residential	Same as residential
Side	15 feet	15 feet
Back	15 feet	15 feet
Side and back yard for nonresidential use abutting a residential use	25 feet	25 feet
Maximum building coverage	25%	25%
Maximum ground coverage		
General	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking
Shoreland area	20%	20%
Maximum building or structure height		
Residential	30 feet	30 feet
Non-residential	30 feet	30 feet
Minimum distance between principal buildings on same lot	30 feet	30 feet
Maximum building coverage	25%	10%
Maximum ground coverage		
General	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking
Shoreland area	20%	20%
Maximum building or structure height		
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet
Minimum distance between principal buildings on same lot	30 feet	30 feet
* Subject to E(4) below		

§ 290-8.7 Traditional Village District (V).

A. Purpose. The Traditional Village District encompasses the older residential neighborhoods near the center of the community, where historically a majority of the Town's population lived within walking distance of the central business district and governmental and cultural facilities. The purpose of this district is to maintain these highly livable neighborhoods, which include single-family homes, small-scale multifamily structures, compatible residential-scale businesses, and a distinct village design.

(2) The following space and bulk standards shall apply: [Amended 11-15-2005; 6-14-2022]

Type of Use	Requirement
Minimum lot area	
Residential	10,000 square feet
Nonresidential	10,000 square feet
Minimum lot area per dwelling unit	
Single-family	10,000 3,333 square feet
Accessory apartments	No increase in lot area required (see definition)
Two-family dwellings	Ne iBeFeese Hi let Mee req. tiiffee <u>3,333 square feet</u>
Multifamily dwellings	5,000 s(jiiffie feet 3,333 square feet
<u>Multifamily dwellings (as part of an Affordable Housing Development)</u>	<u>See Section 8.17</u>
Congregate housing	3,000 square feet
Minimum street frontage	
Residential	75 feet
Nonresidential	75 feet
Minimum setbacks	
Residential	
Front	15 feet, except where the following lots with existing buildings have established a uniform setback relationship (see definitions) to the street, any new building shall be set back from the edge of the right-of-way of the street no more than a maximum distance which is 5 feet greater than the average setback for those 2 adjacent lots on each side of the subject lot and no less than a minimum distance which is 5 feet less than the average setback for those 2 adjacent lots on each side of the subject lot; provided, however, that such a building on the subject lot shall be no closer to the right-of-way of the street than the building closest to the edge of that right-of-way on those 4 adjacent lots. Where a uniform setback relationship exists, accessory structures or additions to existing structures shall be set no less than 2 feet further back than the actual setback of the principal

Type of Use

Side	Building setback is less than the maximum setback. 10 feet, provided the sum of both side yards is at least 25 feet; however, any structure that has an existing nonconforming side setback shall have a setback requirement of 15 feet on each side
Back	15 feet
Normal high-water mark	See Article X, § 290-10.2M(10)
Nonresidential	
Front	Same as residential
Side	15 feet
Back	15 feet
Normal highwater mark	See Article X, § 290-10.2M(10)
Side and back yard for nonresidential use abutting a residential use	25 feet
Maximum building coverage	25%
Maximum ground coverage	
General	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking
Shoreland area	20%
Maximum building or structure height	
Residential	30 feet
Nonresidential	30 feet
Lots on which public schools existed as of 2017	38 feet
Minimum distance between principal buildings on same lot	30 feet

§ 290-8.8 Downtown Business District (B.1)

- A. Purpose. The purpose of the Downtown Business District is to provide for a compact, pedestrian-oriented year-round business center with a focus on small-scale specialty and comparison shopping and services compatible with the existing scale and character of downtown Camden.

There are no changes proposed to this District.

§ 290-8.9 Highway Business District (B.2).

- A. Purpose. The purpose of the Highway Business District is to provide an area suitable for highway-oriented businesses at a moderate density.
- E. Standards.

(2) The following space and bulk standards shall apply:

Type of Use	Sewer	No sewer
Minimum lot area		
Residential	10,000 square feet	40,000 square feet
Nonresidential	20,000 square feet	20,000 square feet
Minimum lot area per dwelling unit		
Single-family	10,000 3,333 square feet	40,000 <u>20,000</u> square feet
Accessory apartments	No increase in lot area required	No increase in lot area required
Two-family dwellings	f;SOO 3,333 square feet	40,000 <u>20,000</u> square feet
Multifamily dwellings	f;SOO 3,333 square feet	Not permitted
<u>Multifamily dwellings (as part of an Affordable Housing Development)</u>	<u>See Section 8.17</u>	<u>Not permitted</u>
Congregate housing	3,000 square feet	Not permitted
Minimum street frontage		
Residential	75 feet	100 feet
Nonresidential	100 feet	100 feet
Minimum setbacks		
Residential		
Front	25 feet	25 feet
Side	15 feet	15 feet
Back	15 feet	15 feet
Normal high-water mark	See Article X, § 290-10.2M(10)	See Article X, § 290-10.2M(10)
Minimum setbacks		
Nonresidential		
Front	20 feet	20 feet
Side	20 feet	20 feet
Back	20 feet	20 feet
Normal high-water mark	See Article X, § 290-10.2M(10)	See Article X, § 290-10.2M(10)
Side and back yard for nonresidential use abutting a residential district	50 feet	50 feet
Maximum building coverage		
Residential	25%	20%
Nonresidential	30%	30%
Maximum ground coverage, shoreland area		
General	None	None
Shoreland area	20%	20%
Maximum building or structure height		
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet

§ 290-8.10 Transitional Business District (B-3)..

A. Purpose. The Transitional Business District is meant to accommodate limited business uses in areas that are located along main traffic arteries but are residential in character. The explicit purpose of this district includes the prevention of strip highway development and the preservation of the character and appearance of established residential neighborhoods.

E. Standards.

(2) The following space and bulk standards shall apply: [Amended 6-15-2010)

Type of Use	Sewer	No Sewer
Minimum lot area		
Residential	10,000 square feet	40,000 square feet
Nonresidential	20,000 square feet	20,000 square feet
Minimum lot area per dwelling unit		
Single-family	10,000 3,333 square feet	40,000 20,000 square feet
Accessory apartments	No increase in lot area required	No increase in lot area required
Two-family dwellings	10,000 3,333 square feet	40,000 20,000 square feet
Multifamily dwellings	10,000 3,333 square feet	Not permitted
Multifamily (as part of an Affordable Housing Development)	<u>See Section 8.17</u>	Not permitted
Congregate housing	3,000 square feet	Not permitted
Minimum street frontage		
Residential	75 feet	100 feet
Nonresidential	100 feet	100 feet
Minimum setbacks		
Residential		
Front	15 feet, except where the following lots with existing buildings have established a uniform setback relationship (see definitions) to the street, any new building shall be set back from the edge of the right-of-way of the street no more than a maximum distance which is 5 feet greater than the average setback for those 2 adjacent lots on each	25 feet

Type Qf Use	Sewer	No Sewer
	<p>side of the subject lot, and no less than a minimum distance which is 5 feet less than the average setback for those 2 adjacent lots on each side of the subject lot; provided, however, that such a building on the subject lot shall be no closer to the right-of-way of the street than the building closest to the edge of that right-of-way on those 4 adjacent lots. Where a uniform setback relationship exists, accessory structures or additions to existing structures shall be set no less than 2 feet further back than the actual setback of the principal building unless that actual setback is greater than the maximum setback.</p>	
Side	<p>10 feet provided the sum of both side yards is at least 25 feet; however, any structure that has an existing nonconforming side setback shall have a setback requirement of 15 feet on each side.</p>	15 feet
Back Normal high-water mark	<p>15 feet See Article X, § 290-10.IM(10)</p>	<p>15 feet See Article X, § 290-10.IM(10)</p>
Nonresidential	Same as residential	Same as residential
Front	15 feet	15 feet
Side	15 feet	15 feet

	SW	N
Back	15 feet	15 feet
Normal high-water mark	See Article X, § 290-10.2M(1 O)	See Article X, § 2,0-10.2M(10)
Side and back yard for nonresidential use abutting a residential use	25 feet	25 feet
Maximum building coverage		
Residential	25%	20%
Nonresidential	30%	30%
Maximum building coverage		
Residential	25%	25%
Nonresidential	30%	30%
Maximum ground coverage		
Residential	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking and shall be maintained as a yard area.	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking and shall be maintained as a yard area.
Nonresidential	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking and shall be maintained as a yard area.	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking and shall be maintained as a yard area.
Shoreland Area	20%	20%
Maximum building or structure height		
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet
Minimum distance between principal buildings on same lot	30 feet	30 feet

§ 290-8.11 Neighborhood Service District (&4)

A Purpose. The Neighborhood Service District is meant to accommodate limited business uses

in areas that are residential in character. The explicit purpose of this district is to preserve the character and appearance of established residential neighborhoods and to help foster the development of new neighborhoods while permitting limited, small scale commercial activities oriented to the neighborhoods.

E. Standards.

(2) The following space and bulk standards shall apply: [Amended 6-14-2022]

Type of Use	Sewer	No Sewer
Minimum lot area		
Residential	10,000 square feet	30,000 square feet
Nonresidential	10,000 square feet	20,000 square feet
Minimum lot area per dwelling unit		
Single-family	10,000 3.333 square feet	30,000 20.000 square feet
Accessory apartments	No increase in lot area required	No increase in lot area required
Two-family dwellings	10,000 3.333 square feet	10,000 20.000 square feet
Multifamily dwellings	10,000 3.333 square feet	Not permitted
<u>Multifamily dwellings (as part of an Affordable Housing Development)</u>	<u>See Section 8.17</u>	<u>Not permitted</u>
Congregate housing	3,000 square feet	Not permitted
Minimum street frontage		
Residential	75 feet	100 feet
Nonresidential	100 feet	100 feet
Minimum setbacks		
Residential		
Front setback	15 feet, except where the following lots with existing buildings have established a uniform setback relationship (see definitions) to the street, any new building shall be set back from the edge of the right-of-way of the street no more than a maximum distance which is 5 feet greater than the average setback for those two adjacent lots on each side of the subject lot, and no less than a minimum distance which is 5 feet less than the average setback for those two adjacent lots on each side of the	25 feet

Type of Use

subject lot; provided, however, that such a building on the subject lot shall be no closer to the right-of-way of the street than the building closest to the edge of that right-of-way on those 4 adjacent lots. Where a uniform setback relationship exists, accessory structures or additions to existing structures shall be set no less than two feet further back than the actual setback of the principal building unless that actual setback is greater than the maximum setback.

No Sewer

Back setback
Normal high-water mark

15 feet
See Article X, § 290-102M(10)

15 feet
See Article X, § 290-10.2M(10)

Nonresidential
Front
Side
Back
Normal high-water mark

Same as residential
15 feet

Same as residential
15 feet

Side and back yard for nonresidential use abutting a residential use

See Article X, § 290-10.2M(10)
25 feet

See Article X, § 290-10.2M(10)
25 feet

Maximum building coverage

Residential

25%

20%

Nonresidential

30%

30%

Maximum ground coverage

General

None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking

None, provided at the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking

Shoreland area
Maximum building or structure height

20%

20%

Type of Use	Sewer	No Sewer
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet
Minimum distance between principal buildings on same lot	30 feet	30 feet

§ 290-8.12 Harbor Business District (B-H).

A. Purpose. The purpose of the Harbor Business District is to preserve and maintain for the citizens of Camden the character of Camden Harbor, including its scenic value and views from the land, its accessibility to the public, and its economic value for functionally water-dependent uses.

(2) The following space and bulk standards shall apply: [Amended 6-17-2008]

Type of Use	Requirement
Minimum lot area	20,000 square feet
Minimum lot area per dwelling unit	
Single-family	<u>500</u> square feet
Two-family dwellings	<u>500</u> square feet
Multifamily dwellings	<u>500</u> square feet
Multifamily dwellings (as part of an Affordable Housing Development)	<u>See Section 8.17</u>
Minimum street frontage	None
Minimum setbacks	
Front, side, and back	None
From the Harbor line per Zoning Map B	15 feet, except 60 feet for buildings or structures over 24 feet high; no setback required for piers, ramps, launching ramps or other structures which must adjoin the harbor line in order to accomplish or support functionally water-dependent uses
From the mean high waterline of the Outer Harbor	40 feet
Side and back yard for nonresidential use abutting a residential district	10 feet, except 15 feet for buildings over 24 feet high on lots abutting in inner harbor.
Maximum building coverage	
General	100%, subject to the requirements in Article VIII, § 290-8.12E(3), for a view corridor with an area equal to 20% of the total lot area
Buildings over 24 feet high on lots abutting the Inner Harbor	10% or 12,000 square feet of the lot, whichever is less.
Minimum distance between buildings	200 feet between buildings over 24 feet high on lots abutting the inner harbor; provided, however, that there shall be no minimum

Type of Use

Maximum ground coverage

With a minimum distance between a building over 24 feet high and a building whose height is 24 feet or less and no minimum distance between buildings With heights of 24 feet or less. For lots abutting the outer harbor, there is no minimum distance between buildings.

The total area of all buildings, structures, parking lots and other nonvegetated surfaces on a lot shall be permitted to cover 100% of a total lot area, subject to the requirements for a view corridor in Article VIII, § 290-8.12E(3)

Maximum building or structure height
 General (except as stated below)
 Residential uses at street level and inns

24 feet
 30 feet, plus 4 feet if all roof areas above 16 feet have a pitch of 5 in 12 or greater

Nonresidential buildings of 1 story, used exclusively for construction, storage or repair of boat or ships

On lots abutting the Inner Harbor
 On lots abutting the Outer Harbor

32 feet
 40 feet

Temporary structures for functionally water-dependent uses (other than such structures enclosing vessels under construction or repair) which are located within the 15-foot setback from the Harbor line

Maximum height

14 feet

Maximum lot coverage of temporary structure

150 square feet

Temporary structures for functionally water dependent uses employed only to enclose vessels under construction or repair

Maximum height

7 feet above the highest point of vessel, calculated without reference to mast and incidental protrusions

Maximum building coverage

Area resulting from width of the vessel multiplied by the length of the vessel; with the calculation of width and length including 4 feet beyond scaffolding or devices necessary for working on such vessel, such devices constructed to conform to OSHA standards

(3) Additional space and bulk standards,

(6) Residential use. The following standards are intended to enhance the economic vitality of the district by creating an incentive to improve marine facilities and provide opportunity to fund such improvements through limited residential development. Residential use is prohibited except as follows: [Added 6-17-2008; amended 6-12-2012]

- (a) Residential use is permitted, within 180 feet of the front property line on Atlantic Avenue, except on a floor at street level, provided all chapter requirements are met. The street-level space shall be fully enclosed and conditioned with a minimum ceiling height of seven feet six inches. Access to the use may be permitted from street level so long as the width or overall area of such access way does not exceed minimum state and federal requirements.
- (b) Residential use is permitted at street level at a distance of more than 276 feet from the Harbor line, provided two square feet of marine building coverage is constructed for each square foot of residential building coverage. Access to the use may be permitted from street level so long as the width or overall area of such access way does not exceed minimum state and federal standards.

§ 290-8.13 River Business District {B-R}.

A. Purpose. The purpose of the River Business District is to provide for the maintenance, development and redevelopment of lands and buildings in river-oriented locations that have historically been used for economic activity, or for which there is opportunity for such activity. It is intended that development and redevelopment proceed in a way that respects and maintains the environmental and scenic qualities of the river.

E. Standards.

(2) The following space and bulk standards shall apply: [Amended 11-5-2013)

Type of Use	Requirement
Minimum lot area	
Residential	None
Nomesidential	None
Minimum lot area per dwelling unit	
Single-family	1,666 square feet
Two-family dwellings	<u>1,666</u> square feet
Multifamily dwellings	¥00 <u>1,666</u> square feet
Congregate housing	Not permitted
Minimum street frontage	None
Minimum setbacks	
Front, side, and back	None
Normal high-water mark	
Parking lots and paved surfaces	75 feet
Structures	30 feet
Side and back yard for nomesidential use abutting a residential district or a lot wholly or partially in residential use	25 feet
Maximum building coverage	70%
Maximum ground coverage	70%
Maximum building or structure height	
Residential	40 feet
Nomesidential	40 feet
Minimum distance between principal	15 feet

Type of Use	Requirement
buildings on same lot	
(3)	

§ 290-8.14 Industrial District (I).

There are no changes proposed to this District.

§ 290-8.15 Transitional Harbor Business District (B-TH).

[Added 6-20-2006)

A. Purpose. The purpose of the Transitional Harbor Business District is to provide a transition between the Inner Harbor retail district and the residential neighborhood of the Outer Harbor while preserving and maintaining the character, scenic value, accessibility and economic value for functionally water-dependent uses in Camden Harbor.

E. Standards.

(2) The following space and bulk standards shall apply:

Type of Use	Requirement
Minimum lot area	20,000 square feet
Minimum lot area per dwelling unit	
Single-family	-1,500 500 square feet
Two-family dwellings	-1,500 500 square feet
Multifamily dwellings	-1,500 500 square feet
Minimum street frontage	None
Minimum setbacks	
Front, side, and back	None
From the Harbor line per Zoning Map B	15 feet, except 60 feet for buildings or structures over 24 feet high; no setback required for piers, ramps, launching ramps or other structures which must adjoin the Harbor line in order to accomplish or support functionally water-dependent uses
From the mean high waterline of the Outer Harbor	40 feet
Side and back yard for nonresidential use abutting a residential district	10 feet, except 15 feet for buildings over 24 feet high on lots abutting in Inner Harbor
Maximum building coverage	
General	100%, subject to the requirement in Article VIII, § 290-8.12E(3), for a view corridor with an area equal to 20% of the total lot area
Buildings over 24 feet high on lots abutting the Inner Harbor	10% or 12,000 square feet of the lot, whichever is less
Minimum distance between buildings	200 feet between buildings over 24 feet high on

Type of Use	Requirement
Maximum ground coverage	lots abutting the Inner Harbor; provided, however, that there shall be no minimum distance between a building over 24 feet high and a building whose height is 24 feet or less and no minimum distance between buildings with heights of 24 feet or less. For lots abutting the outer harbor, there is no minimum distance between buildings. The total area of all buildings, structures, parking lots and other nonvegetated surfaces on a lot shall be permitted to cover 100% of a total lot area, subject to the requirements for a view corridor in Article VIII, § 290-8.12E(3)
Maximum building or structure height General (except as stated below)	24 feet
Nonresidential buildings of 1 story, used exclusively for construction, storage or repair of boat or ships	
On lots abutting the Inner Harbor	32 feet
On lots abutting the Outer Harbor	40 feet
Temporary structures for functionally water dependent uses (other than such structures enclosing vessels under construction or repair) which are located within the 15 feet setback from the Harbor line	
Maximum height	14 feet
Maximum lot coverage of temporary structures	150 square feet
Temporary structures for functionally water-dependent uses employed only to enclose vessels under construction or repair	
Maximum height	7 feet above the highest point of vessel, calculated without reference to mast and incidental protrusions
Maximum building coverage	Area resulting from width of the vessel multiplied by the length of the vessel; with the calculation of width and length, including 4 feet beyond scaffolding or devices necessary for working on such vessel, such devices constructed to conform to OSHA standards

§ 290-8.16 Business Opportunity Zone (BOZ).
There are no changes proposed to this District