

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. ~~An~~ There are two additional overlay zones, 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, 8.99 – 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 <u>20,000</u> square feet
Accessory apartment	No increase in lot area required
Minimum street frontage	
Residential	150 feet

Type of Use	Requirement
Nonresidential	150 feet
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 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
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, § 290-10.2M(10)
Side and back yards for nonresidential use	25 feet

Type of Use	Requirement
abutting a residential use	
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
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		

Type of Use	Sewer	No Sewer
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 <u>2,500</u> square feet	20,000 square feet
<u>Single-family (with one existing dwelling unit, may allow up to 2 additional dwelling units)</u>	<u>3,333 square feet</u>	<u>20,000 square feet</u>
Accessory apartments	No increase in lot area required (see definition)	20,000 square feet
Two-family dwellings	No increase in lot area required <u>2,500 square feet</u>	20,000 square feet
Multifamily dwellings (as part of open space subdivisions)	5,000 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		
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 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	25 feet

Type of Use	Sewer	No Sewer
Side	<p>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> <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 Normal high-water mark	<p>15 feet</p> <p>See Article X, § 290-10.2M(10)</p>	<p>15 feet</p> <p>See Article X, § 290-10.2M(10)</p>
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	None, provided that the

Type of Use	Sewer	No Sewer
	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	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
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 <u>3,333</u> square feet
Accessory apartments	No increase in lot area required (see definition)
Two-family dwellings	No increase in lot area required
	<u>3,333 square feet</u>
Multifamily dwellings	5,000 square feet <u>3,333 square feet</u>
<u>Multifamily dwellings (as part of an</u>	<u>See Section 8.17</u>
<u>Affordable Housing Development)</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 building unless that actual setback is greater than the maximum setback.
Side	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)

Type of Use	Requirement
Nonresidential	
Front	Same as residential
Side	15 feet
Back	15 feet
Normal high-water 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 <u>3,333</u> square	40,000 <u>20,000</u> square feet

Type of Use	Sewer	No sewer
Accessory apartments	feet No increase in lot area required	No increase in lot area required
Two-family dwellings	7,500 <u>3,333</u> square feet	40,000 <u>20,000</u> square feet
Multifamily dwellings	7,500 <u>3,333</u> square feet	Not permitted
<u>Multifamily dwellings (as part of an Affordable Housing Development)</u>	feet <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 <u>3,333</u> 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	7,500 <u>3,333</u> square feet	40,000 <u>20,000</u> square feet
Multifamily dwellings	7,500 <u>3,333</u> square feet	Not permitted
Multifamily <u>(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	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;	25 feet

Type of Use	Sewer	No Sewer
	<p>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	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
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 Maximum building coverage	25 feet	25 feet
Residential	25%	20%
Nonresidential	30%	30%

Type of Use	Sewer	No Sewer
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 (B-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 <u>3,333</u> square feet	30,000 <u>20,000</u> square feet
Accessory apartments	No increase in lot area required	No increase in lot area required
Two-family dwellings	7,500 <u>3,333</u> square feet	10,000 <u>20,000</u> square feet
Multifamily dwellings	7,500 <u>3,333</u> 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 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	25 feet

Type of Use	Sewer	No Sewer
	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.	
Back setback	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		
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
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 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

§ 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	1,500 500 square feet
Two-family dwellings	1,500 500 square feet
Multifamily dwellings	1,500 500 square feet
<u>Multifamily dwellings (as part of an Affordable Housing Development)</u>	<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 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.
Maximum ground coverage	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

Type of Use	Requirement
	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	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-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 an 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
Nonresidential	None
Minimum lot area per dwelling unit	
Single-family	5,000 1,666 square feet
Two-family dwellings	5,000 1,666 square feet
Multifamily dwellings	1,500 1,666 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 nonresidential 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
Nonresidential	40 feet
Minimum distance between principal buildings on same lot	15 feet

(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 <u>500</u> square feet
Two-family dwellings	1,500 <u>500</u> square feet
Multifamily dwellings	1,500 <u>500</u> 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 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.
Maximum ground coverage	The total area of all buildings, structures,

Type of Use	Requirement
	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