

2015 Proposed Amendments to the Town of Camden Zoning Ordinance

Summary of Proposed Changes

Change	Section Ref.	Rationale – Per Planning Board
Add definition of “Commercial”	III	Current ordinance uses the term “commercial” throughout, but does not define it.
Eliminate “Commercial” from terms “Parking Facility” and “Parking Garage”	III	The term “commercial” was unnecessary and too limiting, now that “commercial” is defined.
“Elderly congregate housing” changed to “congregate housing,” with a new definition	III (term changed throughout)	Congregate housing is a type of housing concept in which the individual or family has living quarters with bedrooms and bathrooms, but shares a common area for dining, recreation or other services. The term “elderly” is removed to recognize that such facilities often cater to other types of individuals.
Change to definition of “street level”	III	Language changed to recognize that in a building with two “street levels” those levels may be on adjoining or opposite sides of the building
Provisions applying to commercial and multifamily uses also made applicable to congregate housing	Throughout Art VIII; Art XX	Current ordinance defines elderly congregate housing as a type of multifamily use, so it did not have to be specifically named. Congregate housing is now made a separate type of use, so this specification is necessary.
Road construction removed from lists of allowed “utility uses” in individual districts	Throughout Art VIII	It is understood that road construction is allowed as necessary to serve allowed uses.
Parking facilities moved from the list of utility uses to the list of commercial uses	Throughout Art VIII	Parking facilities better fit the commercial category than the utility category
Accessory use on street level clarified	VIII(8) VIII(13) VIII(14) VIII(16) VIII(17)	This clarification is made to better insure that a residential facility (such as an apartment complex or congregate housing facility) cannot bypass the prohibition against residential use of street-level floors by trying to classify certain accessory uses as commercial. Under existing language, an apartment complex could, for example, argue that

		a coffee shop or rec center at street level is commercial, even though it is only (or predominately) for the use of residents.
Limitation on street level access to residential facilities	VIII(8) VIII(12) VIII(13) VIII(14) VIII(16) VIII(17)	Residential uses on upper-level floors must usually be accessed from street level. This is not specifically permitted in the current ordinance. The proposed amendment allows access, but no greater in scope than the minimum required to meet federal and state building codes or other applicable laws and regulations.
Parking requirements – Elimination of distinction based upon age of resident	X, Part II, §4	There is no real reason to require more or less parking based upon the age of residents. Further, since “elderly” is not currently defined, the application of these provisions is problematic. Broadening site plan review will provide an opportunity for the Planning Board to review the adequacy of parking for any such facility.
Site plan review requirement broadened to include changes of use from one category to another, if change involves more than 1,000 sq. ft. of floor area – except where resulting use is a single or two-family dwelling	XII	There is currently no Planning Board review for changes of use, even though new construction of the same type of use would be required to undergo site plan review. This change is intended to create consistency and provide an opportunity for public input on the types of changes that may have more significant impacts on the neighborhood.