

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

Article 3:

Shall the Town of Camden amend *Chapter 290, Zoning, Article III Terminology, § 290-3.2 Definitions* by amending the definition of *Accessory Apartment*, to clarify the existing definition and to ensure consistency with the State-Mandated Housing Opportunity Rules?

NOTE: This amendment is needed to implement the last of the State-Mandated requirements of P.L. 2021, Chapter 672 (LD 2003), An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions. This State-mandated law is focused on removing regulatory barriers to increase housing production in Maine, while attempting to preserve municipal ability to create land use plans and protect natural resources. This new law mandates that municipalities amend local codes to accommodate Accessory Apartments/Dwelling units. The proposed amended definition ensures conformance with State Law. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Voted: 3-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 11, 2024 Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 16, 2024



Thomas Hedstrom, Select Board Chair

Amend Chapter 290, Zoning, Article III Terminology, § 290-3.2 Definitions by amending the definition of Accessory Apartment, to clarify the existing definition and to ensure consistency with the State-Mandated Housing Opportunity Rules, LD 2003?

ACCESSORY APARTMENT

A dwelling unit of 600 square feet or less, gross, of living area, that serves as the primary residence of its occupant(s). ~~on a lot with a single-family dwelling otherwise too small in area to accommodate an additional dwelling.~~ The accessory apartment shall comply with all applicable building codes and is subject to the State of Maine’s Subsurface Wastewater Rules, as may be amended, as well as the minimum ~~lot-size requirements for lots~~ dimensional requirements for lots in the shoreland zone. For the purpose of this provision, “primary residence” shall mean a dwelling unit occupied by the same resident for a minimum of six consecutive months, plus one day. The accessory apartment shall be subordinate to the principal structure(s) in size, form, and location and may be attached to or detached from a principal dwelling or contained within an accessory building (e.g. garage) on the lot.

- A. A lot ~~having a single-family dwelling~~ shall contain no more than one accessory apartment;
- B. ~~Both~~ All units shall serve as the primary residence of the occupants. For those accessory apartments permitted before June 17, 1997, there is not a primary residence requirement.