

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

To Katrina Oakes, Clerk:

Article 6:

Shall the Town of Camden amend *Chapter 290, Article VIII, District Regulations, §290 - 8.2, 8.3 & 8.5 through 8.13, 8.15 & 8.16* by adding Short-Term Rental (STR) uses as permitted uses in all of the Town's zoning districts that allow residential uses.

***NOTE:** These amendments would allow the defined Short-Term Rental uses (Commercial STRs, Residential STRs, and Seasonal STRs) to be allowed as permitted uses (residential or commercial) in all of the zoning districts that allow residential uses. 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, Article VIII, District Regulations, §290 - 8.2, 8.3 & 8.5 through 8.13, 8.15 & 8.16. by adding the defined STR uses (Commercial STR, Residential STR, and Seasonal STR) to Residential and Commercial sections of applicable zoning districts.

§290-8.2 Rural 1 District (RU-1)...

B. Permitted uses. The following uses are permitted in the Rural 1 District:

(3) The following residential uses:

- (a) Single-family dwellings.
- (b) Open space residential developments that meet the standards of Article IX.
- (c) Accessory apartments.

[\(d\) Residential Short-Term Rental](#)

[\(e\) Seasonal Short-Term Rental](#)

(5) The following commercial uses:

- (a) Outdoor storage of boats, provided the screening standards of Article XA, § 290-10A.4E, are met.
- (b) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

[\(c\) Commercial Short-Term Rental](#)

§290-8.3 Rural 2 District (RU-2)...

B. Permitted uses. The following uses are permitted in the Rural 2 District:

(3) The following residential uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Open space residential development that meet the standards of Article IX.
- (d) Accessory apartment.

[\(e\) Residential Short-Term Rental.](#)

[\(f\) Seasonal Short-Term Rental.](#)

(5) The following commercial uses:

- (a) Outdoor storage of boats, provided the screening standards of Article XA, § 290-10A.4E, are met.
- (b) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

[\(c\) Commercial Short-Term Rental.](#)

§290-8.5 Coastal Residential District (CR)...

B. Permitted uses. The following uses are permitted in the Coastal Residential District:

(3) The following residential uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Open space residential development that meet the standards of Article IX.
- (d) Accessory apartment.

[\(e\) Residential Short-Term Rental.](#)

[\(f\) Seasonal Short-Term Rental.](#)

(5) The following commercial uses:

- (a) Outdoor storage of boats, provided the screening standards of Article XA, § 290-10A.4E, are met; tradesmans' shops; and indoor storage, maintenance, and construction of boats in existing commercial buildings on lots of five or more acres in size, provided that the storage facility was

in existence on January 1, 2003, and is located at least 125 feet from any residential lot boundary or public way.

(b) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

(c) Private residential treatment facility, provided that:

[1] The facility shall have a maximum of 12 single-occupancy bedrooms which must be in buildings in existence as of January 1, 2018.

[2] The facility must be on a single parcel of land of at least 10 acres in size and containing a house with at least five bedrooms all in existence before November 3, 1992, the date of the enactment of this chapter.

[\(d\) Commercial Short-Term Rental.](#)

§290-8.6 Village Extension District (VE)...

B. Permitted uses. The following uses are permitted in the Village Extension District:

(3) The following residential uses:

(a) Single-family dwellings.

(b) Two-family dwellings.

(c) Open space residential development that meet the standards of Article IX.

(d) Mobile home parks.

(e) Accessory apartments.

(f) Multifamily dwellings.

[\(g\) Residential Short-Term Rental.](#)

[\(h\) Seasonal Short-Term Rental.](#)

(5) The following commercial uses:

(a) Outdoor storage of boats, provided the screening standards of Article XA, § 290-10A.4E, are met.

(b) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

[\(c\) Commercial Short-Term Rental.](#)

§290-8.7 Traditional Village District (V)...

B. Permitted uses. The following uses are permitted in the Traditional Village District:

(3) The following residential uses:

(a) Single-family dwellings.

(b) Two-family dwellings.

(c) Multifamily dwellings.

(d) Open space residential development that meet the standards of Article IX.

(e) Accessory apartments.

[\(f\) Residential Short-Term Rental.](#)

[\(g\) Seasonal Vacation Rental.](#)

(5) The following commercial uses:

(a) Outdoor storage of boats, provided the screening standards of Article XA, § 290-10A.4E, are met.

(b) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

(c) Hotels or motels with more than 10 but fewer than 15 sleeping rooms on lots of 3.5 or more acres, provided that the sleeping rooms are in existence and used as such and are located wholly

within one structure existing as of June 8, 1993, and further provided that any restraint facilities located therein shall prepare food and serve meals only to overnight guests of that hotel or motel.

[\(d\) Commercial Short-Term Rental.](#)

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

B. Permitted uses. The following uses are permitted in the Village Extension District:

(2) The following residential uses:

(a) Single-family dwellings, except that no residential use and not use accessory to a residential use (including but not limited to parking and storage), except a home occupation, shall occur on a floor at street level. †*

(b) Two-family dwellings, except that no residential use and not use accessory to a residential use (including but not limited to parking and storage), except a home occupation, shall occur on a floor at street level. †*

(c) Multifamily dwellings, except no residential use and no use accessory to a residential use (including but not limited to parking, storage or other facilities operated principally for the benefit of residents of the dwellings) shall occur on a floor at street level. *

(d) Congregate housing, except no elements of a congregate housing facility as defined shall occur on a floor at street level. *

[\(e\) Residential Short-Term Rental.](#)

[\(f\) Seasonal Short-Term Rental.](#)

† The restriction on residential use on a floor at street level shall not apply to structures in the Chestnut Street Historic District.

* Access to the use may be permitted from the street level so long as the width of overall area of such access does not exceed the minimum state or federal access requirements.

(4) The following commercial uses:

(a) Boat and marine sales and service, provided there is no exterior storage or display.

(b) Commercial schools.

(c) Financial services, provided there shall be no drive-through windows.

(d) Funeral homes.

(e) Hair salons.

(f) Hotels and motels.

(g) Inns.

(h) Personal services.

(i) Publishing of newspapers, magazines, and books, excluding printing plants.

(j) Retail sales and rental of goods and equipment, excluding gas stations, exterior display and storage of motor vehicles and similar outdoor sales establishments that tend to detract from or interfere with a high intensity of pedestrian activity.

(k) Restaurants.

(l) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

(m) Theaters and entertainment, excluding games and activities common to amusement parks.

(n) Low-impact uses, as defined in the chapter and not otherwise allowed in this district and that meet the terms of Article VIII, § 290-7.41.

(o) Technical services.

- (p) Function hall.
- (q) Parking facilities.
- [\(r\) Commercial Short-Term Rental.](#)

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

B. Permitted uses. The following uses are permitted in the Highway Business District:

(2) The following residential uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwellings served by public sewer.
- (d) Community living uses.
- (e) Congregate housing served by public sewer.
- (f) Nursing and convalescent homes.
- (g) Accessory apartments.

[\(h\) Residential Short-Term Rental.](#)

[\(i\) Seasonal Short-Term Rental.](#)

(4) The following commercial uses:

- (a) Auction barns.
- (b) Auto repair garages.
- (c) Boat and marine sales and service.
- (d) Clinics for animals.
- (e) Commercial schools.
- (f) Financial services.
- (g) Gas stations on lots abutting Route 1.
- (h) Hair salons.
- (i) Hotels and motels.
- (j) Inns.
- (k) Leasing, rental, and storage facilities.
- (l) Motor home sales, provided there is no exterior storage or display.
- (m) (Reserved)
- (n) Motor vehicle sales, provided there is no exterior storage or display.
- (o) (Reserved)
- (p) Outdoor boat storage.
- (q) Personal services.
- (r) Publishing of newspapers, magazines, and books.
- (s) Retail sales.
- (t) Restaurants.
- (u) Theaters and entertainment, excluding games and activities common to amusement parks.
- (v) Low-impact uses, as defined in this chapter and not otherwise allowed in this district and that meet the terms of Article VII, § 290-7.41.
- (w) Technical services.
- (x) Function hall.
- (y) Parking facilities.
- (z) Formula-based food service establishments.

[\(aa\) Commercial Short-Term Rental.](#)

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

B. Permitted uses. The following uses are permitted in the Transitional Business District:

(2) The following residential uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwellings served by public sewer.
- (d) Open space residential developments that meet the standards of Article IX.
- (e) Community living uses.
- (f) Congregate housing served by public sewer.
- (g) Nursing and convalescent homes.
- (h) Rooming houses.
- (i) Accessory apartments.
- [\(j\) Residential Short-Term Rental.](#)
- [\(k\) Seasonal Short-Term Rental.](#)

(4) The following commercial uses: ...

- (a) Auto repair garages.¹
- (b) Commercial schools.¹
- (c) Financial services, excluding drive-through windows.¹
- (d) Funeral homes.¹
- (e) Hair salons.¹
- (f) Hotels and Motels.¹
- (g) Inns.¹
- (h) Publishing of newspapers, magazines, and books, excluding printing plants.¹
- (i) Restaurants.¹
- (j) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.
- (k) Low-impact uses, as defined in this chapter and not otherwise allowed in this district and that meet the terms of Article VII, §290-7.41.¹
- (l) Any expansion of a retail business in existence as of June 9, 1992, within the boundaries of the lot in which such business is located as of June 9, 1992.
- (m) Function hall.
- (n) Parking facilities, provided there is no demolition of buildings existing as of December 1, 1992.
- [\(o\) Commercial Short-Term Rental.](#)

§290-8.11 Neighborhood Service District (B-4)...

B. Permitted uses. The following uses are permitted in the Neighborhood Service District:

(2) The following residential uses:...

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwelling served by public sewer.
- (d) Open space residential developments that meet the standards of Article IX.
- (e) Accessory apartments.
- [\(f\) Residential Short-Term Rental.](#)
- [\(g\) Seasonal Short-Term Rental.](#)

(4) The following commercial uses: ...

- (a) Financial services, excluding drive-through windows.

- (b) Funeral homes.
- (c) Hair salons.
- (d) Inns.¹
- (e) Markets.
- (f) Personal services.
- (g) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.
- (h) Low-impact uses, as defined in this chapter and not otherwise allowed in this district, that meet the terms of Article VII, § 290-7.41.
- (i) Function hall.
- (j) Parking facilities.
- [\(k\) Commercial Short-Term Rental.](#)

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

B. Permitted uses. The following uses are permitted in the Harbor Business District:

(2) The following residential uses:

- (a) Single-family dwellings, provided the standards of Subsection E (6) are met.
- (b) Two-family dwellings, provided the standards of Subsection E (6) are met.
- (c) Multifamily dwellings, provided the standards of Subsection E (6) are met.
- [\(d\) Residential Short-Term Rental.](#)
- [\(e\) Seasonal Short-Term Rental.](#)

(4) The following commercial uses:

- (a) Financial services, except on a floor at street level. *
- (b) Inns, located at least 276 feet from the harbor line.
- (c) Leasing, rental, and storage facilities, excluding those that serve or benefit any dwelling unit or owner thereof, within the same structure or on a common lot or tract of land.
- (d) Publishing of newspapers, magazines, and books (excluding printing plants), except on a floor at street level.*
- (e) Technical services, except on a floor at street level.*
- (f) Restaurants.
- (g) Retail sales, excluding motor vehicle sales and repairs, motor home sales, motorcycle and motorbike rental and sales, and gas stations (except for marine-related purposes) and similar outdoor sales establishments that tend to detract from or interfere with a high intensity of pedestrian activity.
- (h) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.
- (i) Function hall.
- (j) Parking facilities.
- [\(k\) Commercial Short-Term Rental.](#)

§290-8.13 River Business District (B-R)...

B. Permitted uses. The following uses are permitted in the River Business District:

(3) The following residential uses:

- (a) Single-family, two-family, and multifamily dwellings, except that no residential use and no use accessory to a residential use, including but not limited to parking and storage except a home occupation, shall occur on a floor at street level without an equivalent area of allowed commercial, professional services, industrial, or utility uses, as defined, in a building at street level on the same

lot of record. Access to the use may be permitted from street level so long as such accessway does not exceed minimum state or federal access requirements.

(b) Mobile home parks existing as of November 4, 2008.

[\(c\) Residential Short-Term Rental.](#)

[\(d\) Seasonal Short-Term Rental.](#)

(5) The following commercial uses:

(a) Auction barns.

(b) Auto repair garages.

(c) Boats and marine sales and service.

(d) Clinics for animals.

(e) Commercial schools.

(f) Financial services.

(g) Hair salons.

(h) Hotels and motels.

(i) Inns.

(j) Leasing, rental, and storage facilities.

(k) Outdoor boat storage.

(l) Personal services.

(m) Publishing of newspapers, magazines, and books.

(o) Restaurants.

(p) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.

(q) Theaters and entertainment, excluding games and activities common to amusement parks.

(r) Low-impact uses, as defined in this chapter and not otherwise allowed in this district, that meet the terms of Article VII, §290-7.41

(s) Technical services.

(t) Function hall.

(u) Parking facilities.

[\(v\) Commercial Short-Term Rental.](#)

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

B. Permitted uses. The following uses are permitted in the Transitional Harbor Business District:

(2) The following residential uses:

(a) Single-family dwellings within 5 feet of the front property line on Bay View Street, except no residential use and no use accessory to a residential use (including but not limited to parking and storage) shall occur on a floor at street level.*

(b) Two-family dwellings within 5 feet of the front property line on Bay View Street, except no residential use and no use accessory to a residential use (including but not limited to parking and storage) shall occur on a floor at street level.*

(c) Multifamily dwellings within 5 feet of the front property line on Bay View Street, except no residential use and no use accessory to a residential use (including but not limited to parking and storage) shall occur on a floor at street level.*

[\(d\) Residential Short-Term Rental.](#)

[\(e\) Seasonal Short-Term Rental.](#)

* Access to the use may be permitted from street level so long as the width or overall area of such accessway does not exceed minimum state or federal access requirements.

(4) The following commercial uses:

- (a) Financial services.
- (b) Inns.
- (c) Leasing, rental, and storage facilities.
- (d) Publishing.
- (e) Technical services, except on a floor at street level. *
- (f) Restaurants.
- (g) Retail sales, excluding motor vehicle sales and repairs, motor home sales, motorcycle and motorbike rental and sales, and gas stations (except for marine-related purposes) and similar outdoor sales establishments that tend to detract from or interfere with a high intensity of pedestrian activity.
- (h) Storage within barns or similar accessory structures existing as of the date of adoption of this chapter.
- (i) Theaters and entertainment (excluding games and activities common to amusement parks), except on a floor at street level. *
- (j) Function hall.
- (k) Commercial schools within 55 feet of the front property line on Bay View Street.
- (l) Funeral homes within 55 feet of the front property line on Bay View Street.
- (m) Hair salons within 55 feet of the front property line on Bay View Street.
- (n) Personal services within 55 feet of the front property on Bay View Street.
- (o) Parking facilities.
- [\(p\) Commercial Short-Term Rental.](#)

* Access to the use may be permitted from street level so long as the width or overall area of such accessway does not exceed minimum state or federal access requirements.

§290-8.16 Business Opportunity Zone (BOZ)...

B. Permitted uses. The following uses are permitted in the Business Opportunity Zone:

(1) The following residential uses:

- (a) Multifamily dwellings, as long as there is no residential use and no use accessory to a residential use (including but not limited to parking and storage) on street level or below and the total square footage of all residential uses does not exceed 33% of the total square footage in any individual building.
- (b) Sleeping and bathroom facilities and a shared kitchen for staff use during active shifts as an accessory to the approved use.
- [\(c\) Residential Short-Term Rental.](#)
- [\(d\) Seasonal Short-Term Rental.](#)

(2) The following commercial uses:

- (a) Boat and marine sales and service, provided there is no outdoor storage or display of products.
- (b) Restaurants.
- (c) Financial services.
- (d) Hair salons.
- (e) Personal services.
- (f) Retail sales.

- (g) Technical services.
- (h) Local passenger transportation services.
- (i) Neighborhood stores.
- (j) Commercial Short-Term Rental.