

**PROPOSED AMENDMENTS TO MOUNT VERNON LAND USE ORDINANCE
RELATED TO 30-A MRS 4364-A, TWO TO FOUR DWELLING UNITS, LD 2003**

AMEND SECTION 5(B)(8) as follows:

8. MULTIPLE DWELLING UNITS ON A SINGLE LOT

a) Minimum Lot Size and Road Frontage

If more than one dwelling unit is constructed on a single lot or parcel, the parcel shall contain at least two (2) acres and two hundred (200) feet of road frontage on a public or private road for each dwelling unit. the minimum lot size for each additional dwelling unit and/or principal structure is two (2) acres. The minimum lot size for multi-family dwellings containing three or more dwelling units within a single structure are provided in Section 6(E)(1).

If more than one dwelling unit is constructed on a single lot or parcel, no additional road frontage is required for the additional dwelling units, unless the development is not eligible for additional dwelling unit allowance under Section 5(B)(8)(b). Development involving more than one dwelling unit on a single lot or parcel, which is not eligible under Section 5(B)(8)(b), may be eligible for reduced or no road frontage for the additional dwelling units as provided in Sections 5(B)(5), 5(B)(7), 5(B)(9), 5(B)(10), Sections 6(E)(3), 6(E)(4) and Section 7(G)(10) of this Ordinance. The lot or parcel containing additional dwelling units that is not eligible under Section 5(B)(8)(b), or under the seven other sections of this Ordinance identified in this paragraph that may allow reduced or no road frontage for the additional dwelling units, shall have at least two hundred (200) feet of frontage on a public or private road for each dwelling unit.

If more than one dwelling unit is constructed on a single lot or parcel of land located in the Shoreland Zone, see the requirements in Section 5(C)(1).

b) Additional Dwelling Unit Allowance on a Single Lot per 30-A MRS-4364-A

In all districts in which residential units are allowed, additional dwelling units may be permitted as follows:

i

Up to two (2) dwelling units per lot shall be permitted if that lot does not contain an existing dwelling unit provided minimum lot size, shoreline frontage requirements, all provisions of this Land Use Ordinance (other than road frontage and density requirements), and all shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 are met. In the Limited Commercial District, up to four (4) dwelling units per lot shall be permitted if that lot does not contain an existing dwelling unit, provided minimum lot size, all provisions of this Land Use Ordinance (other than road frontage and density requirements).

ii)

On a lot with one existing dwelling unit, the addition of up to two dwelling units, one additional dwelling unit within or attached to an existing structure, or one additional detached dwelling unit, or one of each is permitted, provided minimum lot size, shoreline frontage requirements, all provisions of this Land Use Ordinance (other than road frontage and density requirements), and all shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 are met.

iii)

Outside of the Shoreland Zone, additional dwelling units allowed under this Section 5(B)(8)(b) shall be subject to the same dimensional and setback requirements as a single-family dwelling except that two (2) acres of minimum lot size is required for each additional dwelling unit as shown in the following table:

iv)

If more than one dwelling unit has been constructed on a lot as a result of the allowance under Sections (5)(B)(8)(b)(i) or (ii)–or Section 5(B)(10) of this Land Use Ordinance, the lot is not eligible for any additional increases in density.

v)

If a lot becomes vacant as a result of a dwelling unit in existence after July 1, 2024, being torn down, the lot is not eligible for any additional increases in density.

vi) Water and Wastewater

The owner of a housing structure must provide written verification that the structure is connected to adequate water and wastewater services before a Certificate of Compliance may be issued. Written verification under this provision must include:

aa.

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;

bb.

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 30-A M.R.S. § 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with the Subsurface Wastewater Disposal Rules adopted under Title 22, section 42 and 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules;

cc.

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;

dd.

If a housing unit is connected to a well, proof of access to potable water, including the standards outlined in 02-672 C.M.R. Ch 10, section 10.25(J), Land Use District and Standards. Any test of an existing well or proposed well must indicate that the water supply is potable and accessible for domestic use. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

ee)

This section may not be construed to exempt a subdivider from the requirements for a division of a tract or parcel of land in accordance with 30-A M.R.S., chapter 187, subchapter 4, related to subdivisions.

c) Additional Density, Minimum Lot Size, and Road Frontage Requirements

The additional density, minimum lot size, and road frontage requirements for multiple dwelling units on a single lot or parcel of land as allowed by Section 5(B)(8)(a) and (b) are shown on the following table:

| Districts | Number of Dwelling Units on a Single Lot | Minimum Lot Size Requirements | Minimum Road Frontage Requirements |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------|
| Rural District and Village District Outside of Shoreland Zone | 1 Single Family Principal Dwelling | 2 acres* | 200 feet* |
| | 2 Principal Dwellings (either attached or detached) | 4 acres* | 200 feet* |
| | 1 Single Family Principal Dwelling Plus one additional dwelling unit within or attached to an existing structure Plus one detached additional dwelling unit OR One of each for a total of three dwelling units | 6 acres | 200 feet |
| | Greater than 3 Dwelling Units (not all in one structure) Maximum determined by lot size and road frontage | 6 Acres, + 2 additional acres per dwelling unit greater than 3* | 200 feet, + 200 additional feet per dwelling unit greater than 3* |
| Rural District | Multi Family Dwelling Units | See Section 5(B)(4), 5(B)(8)(a), and 6(E)(1) | See Section 5(B)(6), 5(B)(8)(a), and 6(E)(3) |
| Limited Commercial | 1 Dwelling Unit | 2 acres | 200 feet |
| | 2 Dwelling Units | 4 acres | 200 feet |
| | 3 Dwelling Units (not all in one structure) | 6 acres | 200 feet |
| | 4 Dwelling Units (not all in one structure) | 8 acres | 200 feet |
| | Multi Family Dwelling Unit containing 3 Dwelling Units in one structure | 4 acres | 300 feet |
| | Multi Family Dwelling Unit containing 4 Dwelling Units in one structure | 5 acres | 300 feet |
| | Greater than 4 Dwelling Units on a lot Maximum determined lot size and road frontage | See Section 5(B)(4), 5(B)(8)(a), and 6(E)(1) | See Section 5(B)(6), 5(B)(8)(a), and 6(E)(3) |

*See Sections 5(B)(5) and 5(B)(9) for additional density allowance on legally created single lots of record in the Village District.

Amend Section 5(C)(7)(a) as follows:

ALLOWED USES-VILLAGE DISTRICT

In the Village District, the following uses shall be permitted provided all other applicable land use standards are complied with:

- a) Residential and two family dwellings single-family and two family dwelling units, except that outside the Shoreland Zone, up to three dwelling units in a single structure are an allowed use if the requirements of Section 5(B)(8)(b)(ii) are met