

**WARRANT ARTICLE ==** - Shall an ordinance dated May == and entitled “Amendments to the Town of Mount Desert Land Use Ordinance to allow lodging or rooming houses in the Village Commercial Zoning district” be enacted as follows?

***Explanatory Note: This amendment will allow lodging or rooming houses in the village commercial district.***

---

**3.4 Permitted, Conditional, and Excluded Uses by District:**

All land use activities, as indicated in the following table, shall conform with all of the applicable land use standards in Sections 6.A., 6.B., and 6.C. The district designation for a particular site shall be determined from the Official Land Use Zoning map.

<b>P</b>	<b>Use allowed without a permit</b> (but the use must comply with all applicable land use standards)
<b>C</b>	<b>Use allowed with conditional use approval from the Planning Board</b>
<b>X</b>	<b>Use is prohibited</b>
<b>CEO</b>	<b>Use allowed with a permit from the code enforcement officer</b>
VR1	VILLAGE RESIDENTIAL ONE
VR2	VILLAGE RESIDENTIAL TWO
R1	RESIDENTIAL ONE
R2	RESIDENTIAL TWO
SR1	SHORELAND RESIDENTIAL ONE
SR2	SHORELAND RESIDENTIAL TWO
SR3	SHORELAND RESIDENTIAL THREE
SR5	SHORELAND RESIDENTIAL FIVE
RW2	RURAL OR WOODLAND TWO
RW3	RURAL OR WOODLAND THREE
VC	VILLAGE COMMERCIAL
SC	SHORELAND COMMERCIAL
RP	RESOURCE PROTECTION
C	CONSERVATION
SP	STREAM PROTECTION

See table of uses on following pages

- .
- .
- .

Section 3.4 Permitted, Conditional, and Excluded Uses by District

LAND USE:	Districts								
	VR 1 VR 2	R 1 R 2	SR 1 SR 2 SR 3 SR 5	RW 2 RW 3	VC	SC	C	RP	SP
<b>COMMERCIAL</b>									
Retail Stores: clothing, hardware, paints, grocery, books, art, gifts, antiques, etc.	X	X	X	C	CEO	X	X	X	X
<b>Rooming House</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>C</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Services 1: personal (wholly enclosed), hairdressing, barber, tailor, dressmaker, sewing, tanning parlor, etc.	C	C	C	C	CEO	X	C	X	X

- 
- 
- 

**6B SPECIFIC PERFORMANCE STANDARDS FOR ACTIVITIES AND LAND USES**

- 
- 
- 

**6B.20 Rooming House**

1. No more than one boarding house per lot is allowed
2. All sleeping rooms shall be a minimum size of 70 square feet for one occupant and 120 square feet for two occupants, plus 50 square feet for each additional occupant.
3. Entry access to all boarding sleeping rooms shall be through the interior of the building. No exit doors from individual boarding sleeping rooms shall lead directly to the exterior of the building.

4. Residents must have access on-site to shared common areas for cooking and eating. A common kitchen facility equipped for cooking meals located on-site must be available to the residents, or daily meals must be provided on-site for the residents of the boarding house.
5. No cooking is permitted in any sleeping room. No cooking facilities are permitted in any sleeping room.

- 
- 
- 

#### **SECTION 8 DEFINITIONS**

- 
- 
- 

**ROOMING HOUSE.** A building or portion thereof that does not qualify as a one or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis, without personal care services, with or without meals, but without separate cooking facilities for individual occupants.