

AMEND ARTICLE III: DEFINITIONS as follows:

ACCESSORY APARTMENT: A ~~second~~ dwelling unit of six-hundred (600) square feet or less, gross, of living area, contained within a single-family ~~detached~~ or a two-family dwelling or an accessory building on the same lot as a single-family ~~detached~~ or a two-family dwelling, as may be allowed, for use as a complete, independent living quarters, with provisions for living, sleeping, bathing, and cooking. 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 in the shoreland zone.

~~The single-family dwelling, including any accessory building, shall:~~

- ~~(1) contain no more than one accessory apartment;~~
- ~~(2) be owner-occupied for the entire time during which the accessory apartment is occupied;~~

~~The accessory apartment shall:~~

- ~~(1) contain a total of less than 600 square feet, gross, of living area; and~~
- ~~(2) be occupied by a person or household for whom the apartment is the primary residence.~~

- (1) A lot having a single-family, or a two-family dwelling, shall contain no more than one accessory apartment;
- (2) The single-family dwelling or the accessory apartment, shall serve as the property owner's primary residence; and
- (3) The remaining dwelling unit not occupied by the owner shall serve as the primary residence of the person or persons residing there.
- (4) When there is a two-family dwelling with an accessory apartment on the property, one of three units shall serve as the primary residence of the property owner, and one of the other two units shall serve as the primary residence of the tenant or tenants.
- (5) 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.

AMEND ARTICLE VIII

- (1) Section 2. Rural 1 District (RU-1):
 - B. Permitted Uses by adding a new (7) Accessory Apartment and renumbering as required
 - E. Standards
 - (2) The following space and bulk standards shall apply:

| | |
|------------------------------------|---|
| MINIMUM LOT AREA PER DWELLING UNIT | 60,000 sq. ft. |
| <u>Single Family</u> | <u>60,000 sq. ft.</u> |
| <u>Accessory Apartment</u> | <u>No increase in lot area required</u> |

- (2) Section 3. Rural 2 District (RU-2):

B. Permitted Uses by adding a new (8) Accessory Apartment and renumbering as required

E. Standards

(2) The following space and bulk standards shall apply:

| | |
|------------------------------------|---|
| MINIMUM LOT AREA PER DWELLING UNIT | 60,000 sq. ft. |
| <u>Single Family</u> | <u>60,000 sq. ft.</u> |
| <u>Accessory Apartment</u> | <u>No increase in lot area required</u> |
| <u>Two-Family Dwellings</u> | <u>60,000 sq. ft.</u> |

(3) Section 5. Coastal Residential District (CR):

B. Permitted Uses by adding a new (8) Accessory Apartment and renumbering as required

E. Standards

(2) The following space and bulk standards shall apply:

| | |
|------------------------------------|---|
| MINIMUM LOT AREA PER DWELLING UNIT | 60,000 sq. ft. |
| <u>Single Family</u> | <u>60,000 sq. ft.</u> |
| <u>Accessory Apartment</u> | <u>No increase in lot area required</u> |
| <u>Two-Family Dwellings</u> | <u>60,000 sq. ft.</u> |