



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

To the Town Clerk of the Town of Ogunquit, Maine:

We hereby certify to you that the documents to which we have affixed this certificate are a true copy of the official text of an ordinance(s) entitled:

- 1. Chapter 225 – Zoning Ordinance §225-9.5 Increased Housing Density**

Which is to be presented to the voters for their consideration on June 13, 2023.

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.

Approved on this 14<sup>th</sup> day of February 2023, by a majority of the Select Board

A handwritten signature in black ink, appearing to read "R. Whitelaw", written over a horizontal line.

Robert M. Whitelaw, Chair

A handwritten signature in black ink, appearing to read "Carole Aaron", written over a horizontal line.

Carole J. Aaron, Vice-Chair

A handwritten signature in black ink, appearing to read "Richard Dolliver", written over a horizontal line.

Richard A. Dolliver

A handwritten signature in black ink, appearing to read "H. Ouellette", written over a horizontal line.

Heath R. Ouellette  
Scott A. Vogel

## Chapter 225

### Article 9

#### Increased Housing Density

##### 225 - §9.5 Increased Housing Density

A. In any zoning district which allows residential housing, up to 2 dwelling units per lot shall be allowed if that lot does not contain an existing dwelling unit, except that zoning shall allow up to 4 dwelling units per lot if that lot does not contain an existing dwelling unit and the lot is located in a designated growth area within a municipality consistent with Section 4349-A, Subsection 1, Paragraph A or B or if the lot is served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system exists.

B. Zoning shall also allow on a lot with one existing dwelling unit the addition of up to 2 dwelling units: one additional dwelling unit within or attached to an existing structure or one additional detached dwelling unit, or one of each. All proposed units shall be a Townhouse style attached or detached dwelling.

C. Lot sizes and Net Residential Density and setbacks shall also apply for each additional unit as shown in Table 703.1 of the Dimensional Requirements.

D. The owner of a housing structure must provide written verification to the municipality that the structure is connected to adequate water and wastewater services before the municipality may certify the structure for occupancy. Written verification under this subsection must include:

1. If a housing structure is connected to a public, special district or other comparable sewer system, proof of adequate service to support any additional flow created by the structure and proof of payment for the connection to the sewer system;

2. If a housing structure 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 section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules adopted under Title 22, section 42;

3. If a housing structure 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 structure, proof of payment for the connection and the volume and supply of water required for the structure; and

4. If a housing structure is connected to a well, proof of access to potable water. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

5. If 3 or more units are proposed then the applicant must make application to the Planning Board for Subdivision review and approval.