

# **Employee Living Quarters and Shared Accommodations**

## **Summary Report**

January 16, 2020

### **Purpose**

Curtail the displacement of working families out of town and off-island and increase the availability of housing for year-round residents by encouraging employers to provide quality and safe employee housing for their seasonal workforce that does not require the use of year-round housing stock.

### **Method**

- Develop land use regulations that allow employers to provide affordable and adequate employee housing by reducing their need to use residential homes.
- Provide opportunities for employers to locate employees on site.
- Develop licensing and inspection provisions for quality employee housing that ensures the health, safety and welfare of the seasonal employees and of the community while protecting the character and quality of life of neighborhoods.

### **Benefits**

- Improved living conditions for employees.
- Protect the character and quality of life of the neighborhoods.
- Reduce reliance on single-family homes by employers to house seasonal employees, and eventually return those homes to year-round occupancy.
- Reduce the need of employee transportation (and by extension, help traffic overall).

### **Process**

- **Six meetings** were held with the Zoning Advisory Group.
- **10 meetings** were held with the Planning Board and/or Town Council.
- **57 people** attended the Listening Session.
- **45 people** attended the Public Information Session.
- **10 site visits** were conducted.
- **54 employers** responded to the Housing Needs survey.

### **Consistency with Plan and Policies**

- Consistent with the Comprehensive Plan (2007 update).
- Consistent with the Town's Housing Policy Framework adopted by the Council on October 1, 2019.



# EMPLOYEE LIVING QUARTERS

**DEFINITION**

**Employee Living Quarters (ELQ):** An accessory structure, attached or detached from the principal structure, consisting of a series of rooms containing beds, where the occupants do not constitute a family or a single housekeeping unit, and the principal structure is a commercial use. It shall be used exclusively for the accommodation of employees, for more than 30 days, that are employed on- or off-site, as long as the off-site employees are employed by the same company, a parent company, or a subsidiary company that owns the parcel where the principal structure is located. An employee living quarter serving a hospital shall not be subject to the 30-day minimum requirement. Employee Living Quarters must serve another use on the lot, meaning it cannot be the only use on the lot.

**PROPOSED ZONING DISTRICTS**

- Bar Harbor Gateway
- Mount Desert Street Corridor
- Village Residential
- Downtown Village I
- Downtown Village II
- Hulls Cove Business
- Ireson Hill Corridor
- Salisbury Cove Village
- Town Hill Business
- Town Hill Residential
- Shoreland General Development I
- Shoreland General Development II (Hulls Cove)
- Shoreland General Development III
- Shoreland Maritime Activities

**DEVELOPMENT REQUIREMENTS**

1. As an accessory structure, ELQ shall meet the same setbacks as the primary structure.
2. When an ELQ is visible from the street or from an abutter to the side or back lot lines that is under different ownership or control, the ELQ shall be visually compatible with the principal building.
3. The floor area of the ELQ shall not exceed 25% of the floor area of the principal building(s) on the lot.
4. Density bonus – lot coverage increases, reserved to the ELQ only – generally, increased by 25%.



# SHARED ACCOMMODATIONS

## DEFINITION

**Shared Accommodations:** Any group of three or more rooms, other than lodging or vacation rental, where for direct or indirect compensation the occupants live in furnished rooms with shared kitchens for more than 30 days. The occupants do not constitute a family or a single housekeeping unit. The makeup of the occupants is determined by the landlord, property manager, or other third party and not by the occupants themselves. A shared accommodation serving a hospital shall not be subject to the 30-day minimum requirement. There are three different types of Shared Accommodations:

- SA-1: 3 to 8 people/structure
- SA-2: 9 to 32 people/structure
- SA-3: 33 or more people/structure

## PROPOSED ZONING DISTRICTS

	<b>SA-1</b>	<b>SA-2</b>	<b>SA-3</b>
	3-8 people	9-32 people	33+ people
Bar Harbor Gateway	YES	YES	YES
Mount Desert Street Corridor	YES	YES	YES
Downtown Village I	YES	YES	YES
Downtown Village II	YES	YES	YES
Hulls Cove Business Ireson Hill Corridor	YES YES	YES NO	YES NO
Town Hill Business	YES	NO	NO
Town Hill Residential Corridor	YES	NO	NO

## DEVELOPMENT REQUIREMENTS

1. Design Review Board will apply to all Shared Accommodations

