

An aerial photograph of a residential neighborhood, showing a dense cluster of houses with red-tiled roofs and green trees. The image is slightly faded and serves as a background for the text.

Proposed Land Use Ordinance Amendments for June 2026

**Planning & Code Department
January 20, 2026**

**Five Proposed
Land Use Ordinance
Amendments**

Holy Redeemer

Design Review

Campground and Campsites

Lodging

Minimum Area per family



Procedural Timeline

**Planning Board public hearings:
February 4, 2026**

**Formal Town Council presentation: February
17, 2026**

**Potential Town Council public hearings:
March 17, 2026**

**Draft amendment language is finalized and
no substantive change can be made.**

**Public comments will inform Town Council's
decision on ballot placement and the
recommendations of the Planning Board and
Warrant Committee.**

Holy Redeemer Rezoning

Property owner–initiated amendment

Rezoning request from Mount Desert Street Corridor District to Downtown Residential District

Existing institutional use allowed in both districts

Rezoning would allow:

- **Increased lot coverage (35% to 75%)**
- **Reduced setbacks (Front, side, rear – 25 ft, 25 ft, 25 ft to 15 ft, 5 ft, 15ft)**

The rezoning would improve parking and access while preserving neighborhood character



Design Review

Repeals and replaces Article XIII
– Design Review

Reorganizes standards and
review process for clarity

Clarifies when Secretary of the
Interior's Standards apply

No expansion of review scope



Campgrounds & Campsites

CAMPGROUNDS

- Single definition of Campground
- No change to districts where campgrounds are allowed



Campground and Campsites

INDIVIDUAL PRIVATE CAMPSITES

Individual Private Campsites:

- Intentionally developed
- Recurring use
- Adequate sewage disposal required

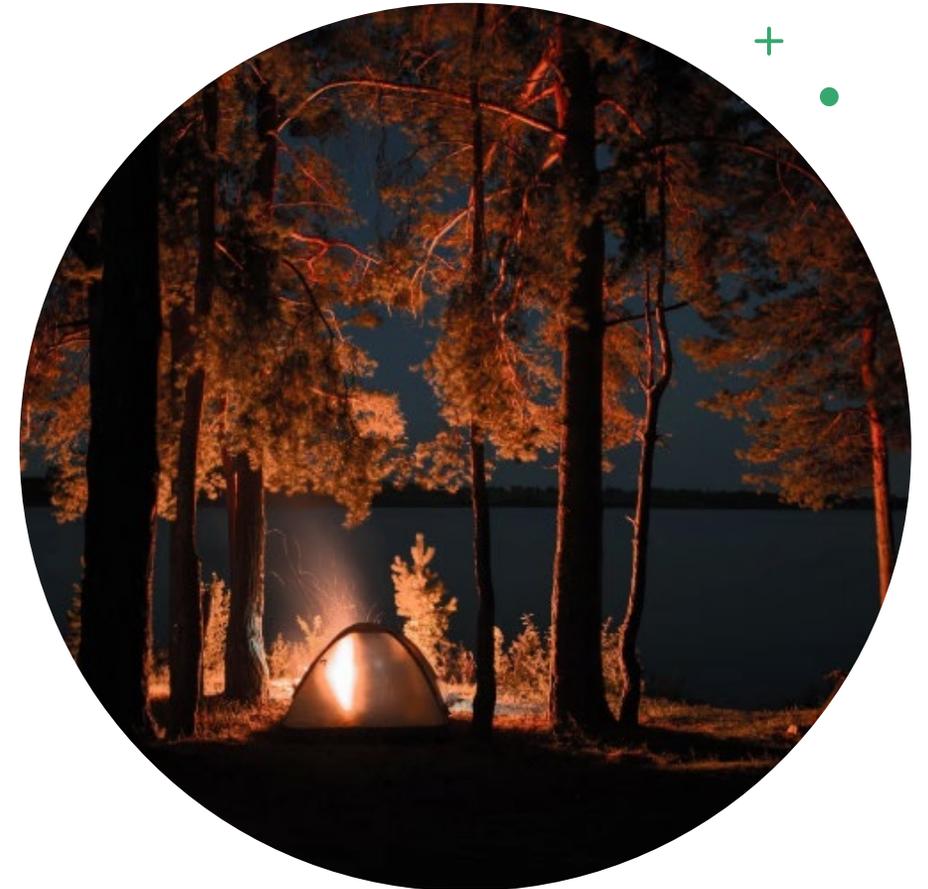
Occasional overnight use by guests not regulated

Allowed in 13 districts outside Downtown

Allowed in 4 shoreland districts

Removed from 5 shoreland districts

No Downtown districts allow Individual Private Campsites





Lodging

Terminology Update and Scale



Replaces the term Guest Room with Guest Unit.



Amends the definitions of L2, L3, L6, L7



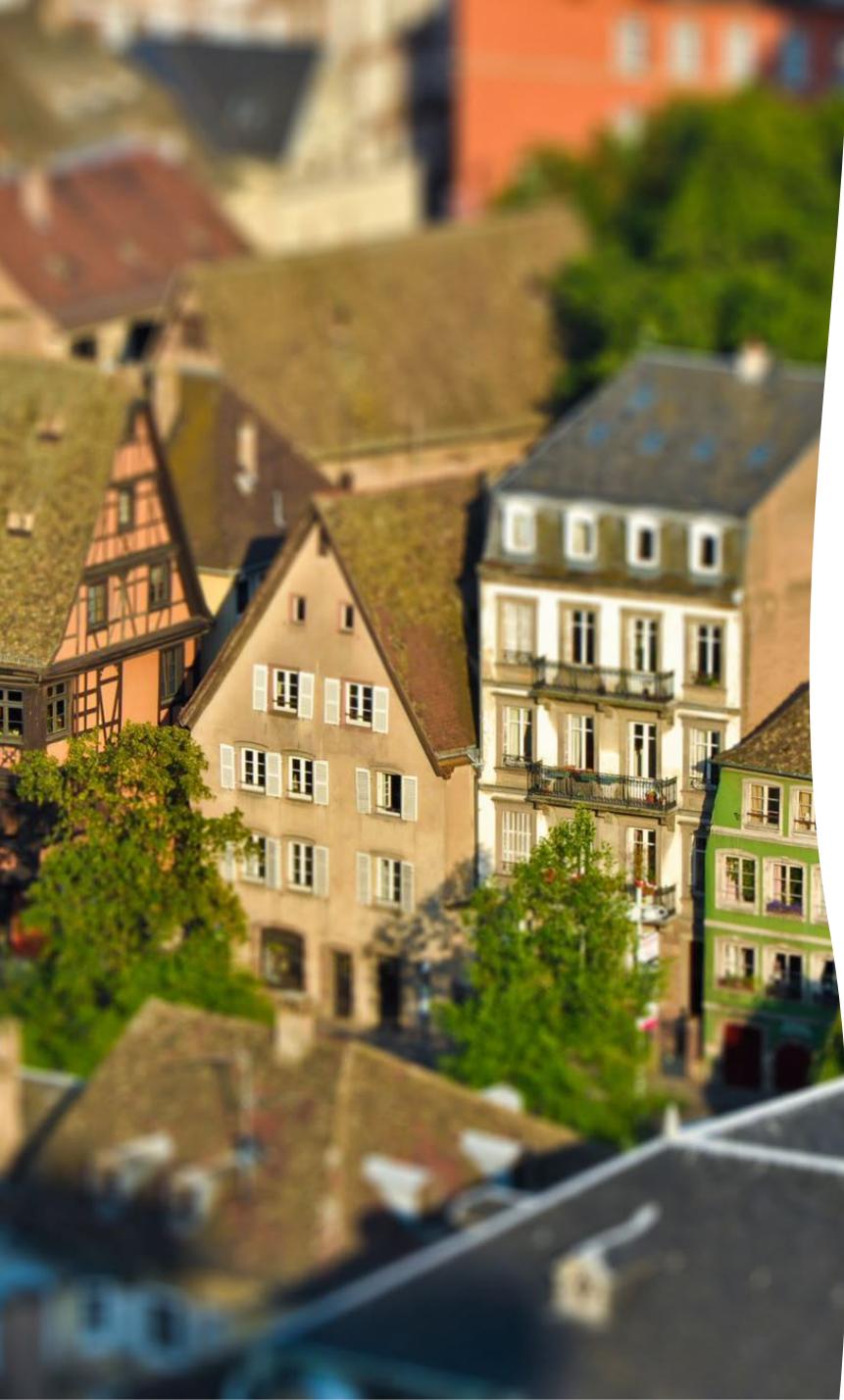
Creates new terms Guest Capacity and Gross Floor Area

Removal of L1 as an Allowed Use

L1 would no longer be permitted as a new lodging use.

Existing L1 operations may continue as legally nonconforming uses of record.

Expansion of existing L1 operations would not be allowed.



Removal of Lodging Uses from Certain Districts

Removes L2, L3, L6, and L7 from districts where:

- **No lodging establishments currently exist, or**
- **Lodging is incompatible with district character or infrastructure.**

Two districts contain active lodging uses where removal is proposed:

- **Each district is limited to two existing establishments.**

Town Hill Business District:

- **Lodging established recently**
- **Not served by public water or sewer**

Village Residential District:

- **Lodging have been established for a long time**
- **No additional lodging uses have developed for 20 plus years**

All existing operations may continue as legally nonconforming uses, without expansion.



Nonconformity Standards

Removes the lodging expansion exception in the Nonconformity section.

Current ordinance:

- **Allows nonconforming lodging uses to expand in size (but not guest rooms).**

Other nonconforming uses:

- **Are not allowed to expand.**

Removing the exception:

- **Applies the same nonconformity rules to lodging as other uses.**
- **Limits expansion of nonconforming lodging establishments.**

Addresses potential housing impacts caused by lodging expansion.



Questions

