

## NOTICE OF PUBLIC HEARING

### MUNICIPAL OFFICERS OF THE TOWN OF OLD ORCHARD BEACH

The Municipal Officers of the Town of Old Orchard Beach, Maine hereby give Public Notice that there will be a Public Hearing held at the Town Hall, Council Chambers, on October 1<sup>st</sup>, 2019, at 6:30 p.m. to consider the following:

Be it hereby ordained, by the Town Council of the Town of Old Orchard Beach, Maine, in Town Council assembled, that Chapter 34, Housing, section 34-91 (Occupancy requirements) of the Town of Old Orchard Beach Code of Ordinances is amended by adding the underscored language and deleting the strikethrough language:

Sec. 34-91. - Occupancy requirements.

- (a) Generally. No person shall occupy as owner-occupant or shall let to another for occupancy any dwelling, dwelling unit, or rooming unit which does not comply with the minimum standards for space and occupancy in this section. Any motel, hotel, guest cottage, cabin, sporting camp or similar facility must comply with these space and occupancy standards when an occupant stays in one or more units for a continuous period in excess of 30 days.
- (b) Dwelling and rooming units. Every dwelling, dwelling unit and rooming unit shall contain at least 200 square feet of floor area of habitable space for the first occupant and at least 150 square feet of additional area of habitable space for each additional occupant. A child under the age of one shall not be counted as an occupant for the purposes of this section.
- (c) Temporary seasonal housing workers. Where sleeping quarters are furnished within existing structures between April 1 and October 31 for temporary seasonal workers, ~~every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space, every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor space for each occupant thereof and the dwelling unit shall include a kitchen or kitchenette, a bathroom, and a living room of not less than 120 square feet of habitable area.~~ for every 5 occupants there shall be at least (1) Shower Unit, (1) Sink and (1) Toilet. A room occupied for sleeping purposes may include a kitchenette and a bathroom. Every room occupied for sleeping purposes shall contain at least 70 gross square feet of floor space per person. The calculation of gross square footage shall be limited to spaces used for living, sleeping, eating or cooking, including bathrooms, toilet rooms, foyers, closets and hallways within controlled space. The auxiliary spaces used to determine gross square footage, such as bathrooms, toilet rooms, foyers, closets, hallways and kitchens, shall not be used for sleeping quarters. If it is unfeasible to meet the kitchen, kitchenette or bathroom requirements in the space then access to communal kitchen or bathroom may be approved by the authority having jurisdiction, provided that such space is in an attached structure, provides 24/7 access and is under the control of the temporary seasonal workers.

(d) No outbuilding, basement, garage, attic or other space shall be used as space for sleeping quarters unless the space complies with the ordinances as written for the Town of Old Orchard Beach Maine.

(e) Posting of notice of permitted occupancy. Notice shall be posted in each unit offered for rent stating the maximum number of occupants allowed under this article.

(f) Notice of permitted occupancy required. When a person lets to another for occupancy any dwelling, dwelling unit, or rooming unit, he shall notify the occupant in writing of the maximum number of persons permitted to occupy the premises by this section.

(Ord. of 4-2-1991, § 4; Ord. of 4-7-2009(1); [Ord. of 3-15-2016](#))

Per Order of the Municipal Officers this 17th day of September, 2019.

A True Copy Attest:

s/Kim M. McLaughlin

Kim M. McLaughlin, Town Clerk