

**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 June 20th, 2023 at 6:30 p.m. to consider the following:

Shall the Town Council of the Town of Old Orchard Beach amend the Code of Ordinances, Chapter 78, Article VI, Sec. 78-869 (b) (2); 78-870 (b); 78-871 (c) (1), (2) and renumber existing (2) and (3), by adding the underscored language and deleting the strikethrough language. These amendments propose changes to the NC3 District setback, multifamily, and parking standards.

Sec. 78-869. - Conditional uses.

(b) NC-3 district conditional uses. The planning board may authorize the following conditional uses within the NC-3 district:

(2) Multifamily dwellings, on any floor except at sidewalk level.

Sec. 78-870. - Space and bulk requirements.

(b) NC-3 district space and bulk requirements. NC-3 district space and bulk requirements are as follows:

| Zoning Standards | All Uses |
|--|---------------------|
| Minimum lot size | 10,000 sq. ft./NDD* |
| Minimum net lot area per family unit | 3,750 sq. ft. |
| Minimum lot frontage | 100 ft. |
| Minimum lot width | 100 ft. |
| Maximum building coverage | 60% |
| Maximum principal building height | 35 ft. |
| Maximum accessory building height | 15 ft. |
| Minimum front yard setback: all structures | 20 ft. |
| Minimum side yard setback: principal structures and detached garages | <u>15</u> 5 ft. |
| Minimum side yard setback: accessory structures, excluding garages | <u>10</u> 5 ft. |
| Minimum rear yard setback: principal structures and detached garages | <u>20</u> 10 ft. |
| Minimum rear yard setback: accessory structures, excluding garages | <u>15</u> 10 ft. |

Sec. 78-871. - Performance standards.

(c) Parking. Notwithstanding the parking standards specified in division 4 of article VIII of this chapter, all uses in the neighborhood commercial districts, with the exception of residential in neighborhood commercial districts 1, 2, and 4, and lodging establishments, shall conform to the following parking requirements:

(1) Where the town has established on-street parking on public streets within the neighborhood commercial districts 1, and 2, and 3, new development of nonresidential properties fronting such facilities are exempt from the required amount of off-street parking specified under division 4 of article VIII of this chapter.

(2) Where the town has established on-street parking on public streets within the neighborhood commercial district 3, expansions of existing buildings and uses on nonresidential and residential properties are exempt from the required amount of off-street parking specified under division 4 of article VIII of this chapter if the property owner can document on-site off-street parking is not available.

(2 3)

(3 4)

Per Order of the Municipal Officers this 6th day of June, 2023.

A True Copy

Attest:

s/Kim McLaughlin

Kim M. McLaughlin, Town Clerk