

ARTICLE 14

Presented to the voters of the Town of Ogunquit, Maine

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, including:
 - Chapter 225 – Zoning Ordinance Table 703.1 Notes: 15

Which is to be presented to the voters for their consideration on June 6, 2026.

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 31st day of March 2026, by a majority of the Select Board

Michael Collins

Michael F. Collins, Chair

Carole Aaron

Carole J. Aaron, Vice-Chair

Richard Dolliver

Richard A. Dolliver

Scott A. Vogel

Robert M. Whitelaw

Robert M. Whitelaw

Ogunquit Playhouse Foundation Amendment to Table 703.1 Dimensional Requirements for SG3 Zone.

ZONING
2.25 Attachment 2
Town of Ogunquit

Table 703.1
Dimensional Requirements of Each Zoning District
[Amended 4-1-2006; 11-4-2008, effective 4-1-2009; 6-12-2012; 6-11-2019 ATM by Art. 5;
6-8-2021 ATM by Art. 9; 6-11-2024 ATM by Art. 12]

District	OPR	R	RR1	RR2	DB	GBJ	GB2	LB	F	SLR	SLC	SG1	SG2	SG3	SP	RP
Minimum Lot Area (square feet)																
With public sewer and water	12,500	12,500	30,000	30,000	None	10,000	20,000	10,000	N/A	30,000 tidal 40,000 non-tidal	30,000	None	None	30,000	NP	NP
Without public sewer and water	30,000	30,000	60,000	60,000	N/A	N/A	20,000	N/A	200,000	30,000 tidal 40,000 non-tidal	N/A	N/A	N/A	N/A	NP	NP
Minimum Net Residential Area Per Dwelling Unit (square feet)																
With public sewer and water	12,500	12,500	30,000	30,000	12,500	12,500	20,000	12,500	N/A	30,000 tidal 40,000 non-tidal	30,000	12,500	None	12,500	N/A	N/A
Without public sewer and water	30,000	30,000	60,000	60,000	N/A	N/A	40,000	N/A	60,000	30,000 tidal 40,000 non-tidal	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Street and Shore Frontage (feet)																
With public sewer and water	75	75	100	100	None	75	100	75	N/A	150 tidal 200 non-tidal	200	100	None	100	Note 2	Note 2
Without public sewer and water	100	100	100	100	N/A	N/A	100	N/A	250	150 tidal 200 non-tidal	Note 2	Note 2	Note 2	N/A	Note 2	Note 2
Setbacks (feet)																
Front	20	20	30	30	10'	20	30	20	50	Note 2	Note 2	30	15	30	Note 2	Note 2
Side and Rear	15	15	20	20	10'	10'	15	10	20	Note 2	Note 2	10	None	None	Note 2	Note 2
From water bodies (regardless of non-significant, see 5.2.2.3.1.3C)	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75
From water bodies and wetlands that meet the criteria for inclusion in the Shoreland Zone	75	75	75	75	75	75	75	75	75	75	75	50	50	75	75	75
Maximum Building Coverage																
With public sewer and water	30%	30%	20%	20%	None	30%	30%	30%	N/A	20'	20'	20'	20'	70%	0%	0%
Without public sewer and water	20%	20%	10%	10%	N/A	N/A	30%	N/A	70%	20'	N/A	N/A	N/A	N/A	0%	0%

OGUNQUIT CODE

District	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	SLR	SLC	SG1	SG2	SG3	SP	RP
Maximum Building Height ¹²																
Feet	35	35	35	35	35	35	35	35	35	35	35	35	27	35 ¹³	35	35
Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2 ¹⁵	2 1/2	2 1/2

NOTES:

- 1 For a residential use, the minimum lot area shall be 12,500 square feet.
- 2 Same as nearest adjacent non-shoreland zone.
- 3 For residential use, the minimum lot area shall be 30,000 square feet.
- 4 For residential use, the minimum lot area shall be 60,000 square feet and the minimum street frontage shall be 100 feet.
- 5 Residential uses, except accessory dwelling units on the second floor above a commercial use, shall require a minimum street frontage of 75 feet.
- 6 The minimum front setback for a structure existing on the effective date of this chapter shall be 10 feet or the existing structure's front setback, whichever is less.
- 7 The minimum front setback for a structure existing on the effective date of this chapter shall be 50 feet or the existing structure's front setback.
- 8 The side and rear setbacks for a structure abutting a residential use shall be 15 feet. The minimum side and rear yards for a structure existing on the effective date of this chapter shall be the setback indicated above or the existing structure's setback, whichever is less.
- 9 The side and rear setbacks for a structure abutting a residential use shall be 25 feet. The minimum side and rear yards for a structure existing on the effective date of this chapter shall be the setback indicated above or the existing structure's setback, whichever is less.
- 10 The side and rear setbacks for a structure abutting a residential use shall be 15 feet.
- 11 In the Shoreland Zones, the total area of all buildings, structures, parking lots and any other nonvegetated surfaces shall be included in the computation of maximum building coverage, and shall not exceed the indicated percentage of the lot area, or portion of the lot area thereof, located in the Shoreland Zone. See definition of "coverage, building" in Article 2.
- 12 No structure shall contain more than 2 1/2 stories or the indicated height.
- 13 Expansions of legally nonconforming hotels/motels in all zoning districts in which new hotels/motels are prohibited shall meet all the dimensional requirements of the zones in which they are located according to Table 703.1, as well as the standards of §§ 225-3.5 and 225-9.8.
- 14 In the SC3 District, if proposed new development on a lot would cause the total building coverage on that lot, including those portions of that lot that were legally occupied by buildings, structures, parking lots and any other nonvegetated surfaces on the effective date of this footnote 14, to exceed 40%, all new development that would increase the building coverage on that lot above 40% shall conform with the Low Impact Development Practices set forth in Volume III, Chapter 10, of the "Maine Stormwater Best Practices Manual" published by the Maine Department of Environmental Protection. Under no circumstances shall the total building coverage on any lot exceed 70%.
- 15 In the SC3 District, for that portion of a nonprofit performing arts theater commonly known as a fly tower, which contains apparatus known as a fly system employed to mount, or lower to, the stage area items such as scenery, lighting and/or other equipment or utilities, the maximum building height shall be 85 feet, regardless of the number of stories. In addition, for that part of a nonprofit performing arts theater commonly known as the "back of house," which is located behind the stage and fly tower and is ordinarily inaccessible to members of the public attending performances, the maximum building height shall be 50 feet or three stories, whichever is greater.
- 16 Additionally, the maximum building height for a nonprofit performing arts theater building, excluding the fly tower, shall be 55' or four stories, whichever is greater.
- 17 When single-family units 2-4 are proposed, the base lot size requirements shall double per unit.
- 17 When single-family units 2-4 are proposed, the base lot net density shall double per unit.