

Current Camden Zoning Ordinance

(red indicates proposed changes)

Section 5. Coastal Residential District

C. Uses Permitted as Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with the appropriate provisions of this Ordinance:

The following commercial uses:

(7) Expansion of hotels or motels with ten or more rooms offered for rent legally in existence as of March 11, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.

(8) Private Residential Treatment Facility. See Article VII Section 4, (5) for additional requirements for approval.

Standards for a Special Exception Permit

(4) Additional Standards in Shoreland Areas

(5) Additional Standard for a Private Residential Treatment Facility

Alcohol addiction is an acknowledged public health issue and a disability that poses significant problems for individuals and families. It is a complex health problem that requires comprehensive treatment to address the multiple components of this disease. A Private Residential Treatment Facility provides specialized treatment methods designed to help clients recover from their alcohol addiction and any associated mental health issues.

A successful Private Residential Treatment Facility requires a setting that is private, quiet, safe and serene. A Private Residential Treatment Facility shall preserve the residential character of the building and preserve open spaces.

In the Coastal Residential Zone, Private Residential Treatment Facility must meet the following criteria:

(a) The facility must be located on a single parcel of land created before the enactment of this ordinance amendment that is at least 10 acres in size and containing at least one building with at least 5 bedrooms that were in existence before the enactment of this ordinance amendment. The existing building shall be preserved by using the building as a Private Residential Treatment Facility.

(b) The Private Residential Treatment Facility shall contain one building that will serve as the clients' only residence, which has at least 8 single-occupancy bedrooms and a maximum of 14 single-occupancy bedrooms, each with a private bathroom reserved for client use. The combined space of the private bathroom and bedroom area for each client shall be a minimum of 225 square feet in size. The building shall provide a minimum of 3,500 square feet of common space for the clients in the building.

(c) All buildings occupied in part or in whole for residential dwelling purposes within the facility shall be set back from the road a minimum of 100 feet and set back from side lines a minimum of 50 feet.

(d) All accessory structures built after the enactment of this amendment of the ordinance shall be set back a minimum of 100 feet from the road and 25 feet from the side lines except for grandfathered structure.

(e) Any expansion, demolition, or substantial exterior alteration, or replacement of any structure will retain the appearance of and reflect the existing residential character of the district and require additional Planning Board Site Plan Approval.

(f) Clients at the facility must be at least 18 years of age or older. Clients are not permitted to have cars at the facility except in unusual circumstances.

(g) Traffic flow shall have a daily maximum trip generation per passenger car equivalent per bedroom of four (4) trip ends per day, meaning to say, two (2) round trips per day per bedroom. For a 12-bedroom facility, this would generate forty-eight (48) trip ends per day or twenty-four (24) round trips per day. Other permitted uses on site must comply with trip generation based on the Trip Generation Manual, in current edition, published by the Institute of Transportation Engineers.

(h) The Private Residential Treatment Facility must meet the standards for Site Plan review set forth in this Ordinance as determined by the Planning Board,

(i) The Private Residential Treatment Facility must meet the requirements of a Special Exception as determined by the Zoning Board of Appeals.

(j) Any new operator will be required to complete a new application and to receive approval from the Planning Board before commencing to operate the facility. The Planning Board must find that all of the above requirements have been met and that the facility and operator meet the definition of Private Residential Treatment Facility set forth in this Ordinance and the definition of an operator of a Private Residential Treatment Facility.

(k) The rehabilitation facility shall provide care and supervision with a staff on site 24 hours a day, all year. The facility must employ a minimum of:

(i) State of Maine licensed psychiatrist

(ii) State of Maine licensed Clinical Director

(iii) State of Maine licensed Clinician

(iv) State of Maine licensed RN

(v) Two Counselors per eight hour shift (CRCs)

(vi) Occupational Therapist

(7) Duration of Special Exception Permit

a. Provided all conditions and standards of approval are met, a special exception permit shall be a permanent grant of permission and shall “run with the land.”

Article III Definitions

OPERATOR OF A PRIVATE RESIDENTIAL TREATMENT FACILITY

An operator of a Private Residential Treatment Facility must be a hospital that is currently accredited by the Joint Commission on Accreditation of Healthcare and the Operator must either own or lease the facility.

The operator of a Private Residential Treatment Facility must obtain a license from the State of Maine to operate a residential treatment facility and be authorized to do business in the State of Maine.

OUTPATIENT CARE

The term “Outpatient Care” means providing care to clients who are not residents of the Private Residential Treatment Facility.

PRIVATE RESIDENTIAL TREATMENT FACILITY:

A Private Residential Treatment Facility is a treatment facility that provides a comprehensive recovery program for alcohol and other substance abuse disorders along with concurrent treatment for associated mental health issues appropriate for the level of care provided. The facility must be utilized for private residential rehabilitation only. A Private Residential Treatment Facility will not apply for or hold any State of Maine outpatient care license.

All clients served by the Private Residential Treatment Facility must reside full-time on site at the facility for a minimum stay of 21 days. All services offered at the facility are to be paid for privately by the client.

The facility shall not accept clients that have been mandated to attend rehabilitation treatment by any Court or other institution. All clients residing at the facility must be there on a voluntary basis, and prior to admission must agree to sign a written contract with the operator of the facility that indicates the client's willingness to actively participate in the rehabilitative services provided. In addition, the operator shall carefully screen and evaluate all potential clients to determine that their rehabilitative needs are appropriate for the services provided by the facility. A Private Residential Rehabilitation Facility shall not offer or provide outpatient services.