

Recreational Lodging Initiative

Informational Sheet: Part 2 – Key Components

Over the past two years the Maine Land Use Planning Commission (Commission) worked with recreational lodging facility owners and other stakeholders to understand changing market demands for recreational lodging services and identify ways in which the Commission's regulatory structure could be improved to match these changes. Based on stakeholder feedback, ideas, and concerns the Commission adopted rule revisions that address a majority of the issues identified.

This document, two of four in a series, summarizes key parts of the rule revisions. This basic summary provides an overview of these changes; but, when specific questions arise, is not a substitute for referring to the official rules (www.maine.gov/doc/lupc/reference/ch10.html).

Definitions

As definitions are the base of all rules, the revisions modified or added a number of defined terms. New terms include: Dining amenities; Incidental; Outpost Cabin; Recreational Lodging Facilities; Recreation Activity, Features, and/or Services. (See Section 10.02 of Chapter 10 of the Commission's Rules, *Land Use Districts and Standards*).

Recreational Lodging Categories

Because many lodging facilities are unique and therefore difficult to label, the rules now categorize recreational lodging facilities into one of five different facility levels, based on impacts.

Facility Level Determination - Factors Influencing a Facility's Impact

- (1) The types of recreation opportunities offered at the facility and the extent to which they will create noise or odors, or be visible from public vantage points
- (2) Whether the facility will be served by public utilities and have indoor plumbing or water, and, for campsites, whether electricity will be available
- (3) The floor area of all principal buildings
- (4) The amount of clearing near waterbodies
- (5) The degree to which retail space is included in the facility
- (6) Whether dining amenities, fuel sales, and recreation opportunities are available, and if so, whether they are available only to overnight guests or also available to the general public
- (7) The number of overnight occupants that can be served

Expanded Access

Some facilities provide retail, dining, fuel sales, or recreation opportunities to the general public, in addition to overnight guests; some also may be able to accommodate a large number of overnight guests. The rules refer to facilities that offer these amenities to the general public (i.e., non-guests) or the potential for high overnight occupancy as facilities with Expanded Access. This reflects that more people will be accessing these facilities; certain subdistricts allow Level C or D facilities to include "expanded access."

Some recreational lodging facilities may choose to provide amenities that would alter the level in which their facility is categorized. A facility may be able to permit such amenities as a separate use without affecting its categorization level. For example, a Level B facility may desire to sell fuel. Such an operation could be permitted as: i) a Level C – Expanded Access facility (or higher), or ii) a Level B facility and an auto service station (gas station). Ultimately, the uses must be appropriately authorized – whether within a recreational lodging facility category, another use listing, or both.

(See Section 10.27,Q,1 of Chapter 10 of the Commission's Rules, *Land Use Districts and Standards*.)

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Subdistricts

The list of allowed uses within each subdistrict, or zone, has been revised – replacing many of the former terms with the new recreational lodging categories. While the rules do not include the previous use listings such as “campground,” “commercial sporting camp,” etc. – these valued lodging types are very much included within the recreational lodging categories. The rules allow these categories of facilities in appropriate subdistricts.

Incentives to Reduce Impacts

The new rules create incentives for facility owners to further reduce impacts, specifically:

1. If the facility provides additional vegetative screening, then the facility may include a 25% square footage increase in floor area limits. *(See Section 10.27,Q,2 of Chapter 10 of the Commission’s Rules, Land Use Districts and Standards.)*
2. If located near services, facilities that are larger or that provide more amenities may not need to rezone. The rules identify locations (referred to as geographic allowance areas) that are especially appropriate for the subsequent increased traffic and demand for services that accompany certain facilities. *(See Section 10.27,Q,3 of Chapter 10 of the Commission’s Rules, Land Use Districts and Standards.)*

For more information:

- www.maine.gov/dacf/lupc/projects/recreational_lodging/recreational_lodging.shtml
- contact the LUPC office that serves your area: **Ashland Office** – (207) 435-7963; **Downeast Office** – (207) 941-4052; **East Millinocket Office** – (207) 746-2244; **Greenville Office** – (207) 695-2466; **Rangeley Office** – (207) 670-7493; **Augusta Office** – (207) 287-2631; or
- contact Tim Beaucage at (207) 287-4894 or timothy.beaucage@maine.gov

