

CHAPTER 1 Zoning Regulations

SECTION 103 Definitions

Accessory Dwelling Unit. A self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land. Accessory dwelling units are designed to be occupied by a person or persons living independently from the person(s) occupying the principal dwelling.

CHAPTER 2 General Standards

SECTION 207 Accessory Dwelling Units

- 207-A: **Purpose.** Accessory Dwelling Units encourage a diversity of housing options that help maintain a viable year round population; provide homeowners with a means of obtaining, through tenants in either the accessory dwelling unit or the single family dwelling, rental income, companionship, security and services; develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in life; and protect neighborhood stability, property values and the single-family residential appearance of the property and the neighborhood by ensuring that accessory dwelling units are installed under the conditions of this section.
- 207-B: The single-family dwelling and the accessory dwelling unit must be owned by the same person and may not be sold separately.
- 207-C: The owner must occupy either the single-family dwelling or the accessory dwelling unit as their primary or legal residence.
- 207-D: The accessory dwelling unit shall contain a minimum total floor area of 190 square feet and contain a maximum total floor area of 800 square feet.
- 207-E: Only one (1) accessory dwelling unit is allowed per lot.
- 207-F: The applicant shall comply with all applicable zoning, building, plumbing, electrical, and fire safety codes in effect at the time of permit application.
- 207-G: An accessory dwelling unit that complies with the requirements of this Section shall not be counted towards net residential density.

SECTION 208 Affordable Housing Development

- 208-A: Multi-family development designated as affordable housing and intended to meet the requirements of 30-A MRSA §4364 is eligible for a density bonus.
- 208-B: A density bonus of up to 250% of the base residential density shall be allowed in multi-family developments if the project meets the affordable project definitions in 30-A MRSA §4364.
- 208-C: The Planning Board may determine the appropriate amount of off-street parking not to exceed two spaces per three dwelling units.