

# MAINE STATE LEGISLATURE

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1 SECOND REGULAR SESSION  
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3 ONE HUNDRED AND TENTH LEGISLATURE  
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5 **Legislative Document**

**No. 1809**

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7 H. P. 1827 House of Representatives, January 13, 1982  
8 Approved for introduction by the Legislative Council pursuant to  
Joint Rule 26.

Referred to the Committee on Energy and Natural Resources. Sent  
up for concurrence and ordered printed.

9 EDWIN H. PERT, Clerk  
10 Presented by Representative Tarbell of Bangor.

11 Cosponsor: Representative Aloupis of Bangor.  
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13 STATE OF MAINE  
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15 IN THE YEAR OF OUR LORD  
16 NINETEEN HUNDRED AND EIGHTY-TWO  
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18 **AN ACT to Permit Municipalities to Adopt Contract**  
19 **Zoning under the Maine Zoning Laws.**  
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21 Be it enacted by the People of the State of Maine as follows:

22 **Sec. 1.** 30 MRSA §4961, sub-§1, last sentence, as last  
23 amended by PL 1979, c. 418, is further amended to read:

24 The comprehensive plan may include planning techniques such  
25 as, but not limited to, planned unit development, site plan  
26 approval, open space zoning, clustered development, condi-  
27 tional zoning, contract zoning and zoning to protect access  
28 to direct sunlight for solar energy use.

29 **Sec. 2.** 30 MRSA §4962, ¶1 is enacted to read:

30 1. For the purpose of this subchapter, "conditional  
31 zoning" means the process by which property may be

1 rezoned to permit the use of a particular property sub-  
2 ject to conditions not generally applicable to other  
3 properties similarly zoned. "Contract zoning" means  
4 the process by which the property owner, in considera-  
5 tion of the rezoning of his property, agrees to the  
6 imposition of certain conditions or restrictions not  
7 imposed on other similarly zoned properties.

8 STATEMENT OF FACT

9 The purpose of this bill is to permit municipalities to  
10 adopt "contract zoning" and "conditional zoning."

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