

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 482

H. P. 371

House of Representatives, February 9, 1979

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

EDWIN H. PERT, Clerk

Presented by Mrs. Masterton of Cape Elizabeth.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

AN ACT Relating to Municipal Use of Land Control Techniques Under the Zoning Laws.

Be it enacted by the People of the State of Maine, as follows:

Sec. 1. 30 MRSA § 4961, sub-§ 1, last sentence, as amended by PL 1973, c. 536, § 17, is further amended to read:

The comprehensive plan may include planning techniques such as, but not limited to, planned unit development, site plan approval, open space zoning and, clustered development, **transfer of development rights, floating zones and other innovative land use control techniques.**

Sec. 2. 30 MRSA § 4962, sub-§ 1, ¶ I, is enacted to read:

I. Municipal zoning ordinances may include mechanisms for transfer of development rights, planned unit developments, floating zones and other innovative land techniques.

STATEMENT OF FACT

The purpose of this bill is to make it explicit that municipalities, in enacting comprehensive plans for zoning ordinances, may utilize transfers of development rights, planned unit developments, floating zones and other innovative land use control techniques.