

MAINE STATE LEGISLATURE

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123rd MAINE LEGISLATURE

FIRST REGULAR SESSION-2007

Legislative Document

No. 25

H.P. 27

House of Representatives, January 3, 2007

**An Act To Change the Maine Land Use Regulation Commission's
Lot Size, Coverage and Setback Requirements for Some Affordable
Housing Lots on Coastal Islands**

Reference to the Committee on Natural Resources suggested and ordered printed.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative McKANE of Newcastle.
Cosponsored by Senator DOW of Lincoln.

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

2 **Sec. 1. 12 MRSA §685-A, sub-§13** is enacted to read:

3 **13. Standards for affordable housing on certain coastal islands.** The commission
4 shall adopt dimensional standards for affordable housing on certain coastal islands in
5 accordance with subsection 3 and this subsection. These standards apply only on coastal
6 islands where development is restricted to less than 50% of the island's land area due to
7 easements, statute, rules or other provisions in effect to address conservation objectives.
8 The standards must establish a minimum lot size and a maximum lot coverage that allow
9 dwelling units in areas designated for affordable housing to be denser than other
10 residential development. The standards must establish minimum setbacks for affordable
11 housing that may be a minimum of 50% of the setbacks required for other structural
12 development.

13 Standards established pursuant to this subsection apply only to the development of
14 affordable housing on land designated for affordable housing in the comprehensive land
15 use plan adopted under section 685-C or land or buildings reported to the Department of
16 Administrative and Financial Services, Bureau of General Services as suitable for
17 affordable housing under Title 30-A, section 4752. For a municipality or plantation
18 under the commission's jurisdiction, these standards apply only when the governing body
19 for that municipality or plantation has determined by majority vote that the designation of
20 the property for affordable housing is appropriate.

21 **SUMMARY**

22 This bill directs the Maine Land Use Regulation Commission to adopt dimensional
23 standards for affordable housing on certain coastal islands. It allows affordable housing to
24 be denser than other residential development with reduced setbacks, smaller lot sizes and
25 larger maximum lot coverage standards. These standards apply only on islands under
26 Maine Land Use Regulation Commission jurisdiction where at least half of the island's
27 land area is protected for conservation purposes. If the island is a municipality or
28 plantation, the governing body for that municipality or plantation must approve the
29 designation of an area as appropriate for affordable housing.