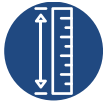


LD 1829 An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Municipal Land Use Decisions

THIS BILL SEEKS TO:



Support the production of additional affordable housing units by establishing a 14-foot height bonus for any project that qualifies for the affordable housing density bonus.



Promote efficiency and affordability by reducing the minimum lot size for new construction to no more than 5,000 square feet per dwelling unit.



Clarify the unit bonus in LD 2003 by repealing language that requires the unit bonus to be contained to a single structure. This would clarify the intent of LD 2003 and increase flexibility for those looking to build additional units.



Increase housing opportunities by prohibiting growth caps for residential development in designated growth areas.



Require that members of municipal Planning Boards attend training provided by a statewide municipal organization or state entity within 180 days of appointment.

BACKGROUND CONTEXT:

The bill aims to expand opportunities for individuals and developers to create more housing in growth areas.

- Larger minimum lot sizes result in higher land costs and reduce available housing units, driving up prices. Setting a reasonable minimum will reduce costs and help pave the way for new housing development.
- Currently, Maine municipalities can adopt growth ordinances, which limit permitting for new housing construction. This would ensure that, in designated growth areas, growth can actually happen.
- Currently, LD 2003 language requires the unit bonus to be contained to a single structure. This small change would allow for up to four separate units on a lot, a mini subdivision, rather than requiring an attached “quadplex” to qualify.
- The bill also seeks to streamline the review process by limiting municipal review to housing projects with four units or fewer.