

Land Use Ordinance Conforming Amendments
To Maine Housing Statute

Explanation of Change

In 2022 the Maine Legislature passed legislation designed to encourage more and more moderately priced housing in Maine. The Town of Rock supports this effort and is working to do so in a number of ways. One way to do is to make certain technical amendments to the Rockport Land Use Ordinance to conform to the new statute.

The first technical amendment is to the definition of “affordable housing” in § 302 of the Land Use Ordinance since the statute provides a greatly expanded definition as well as rules and regulations on many related matters. The practical resolution is to cross reference the statute in Land Use Ordinance. Recommended changes to Land Use Ordinance § 302 are indicated below with new language underlined and deleted language (in parentheses):

Affordable Housing: (Housing for people earning 80% or below HUD Median Income for the market area). For definition and related rules and regulations, see Maine Statute 30-A- MRSA § 4364.

The second technical amendment relates to parking spaces required for accessory dwelling units in the Traditional Village. § 910.3(D)(10)(a)(i) of the current Land Use Ordinance requires an additional parking space for accessory dwelling units but new Maine statute prohibits this. The practical solution is to change subsection 910.3(D)(10)(a)(i) as indicated below with new language underlined and deleted language (in parentheses):

- (i) For an Accessory Dwelling Unit, (One (1) addition parking space) no additional parking spaces shall be required, in addition to the spaces required for the principal use.