

**The Durham Planning Board will conduct a public informational meeting on:**

# **LD 2003 - MAINE'S NEW AFFORDABLE HOUSING LAW**

30-A MRSA §4364-A & B

The new law requires municipalities to allow multiple dwelling units on parcels where single-family housing is allowed, beginning on July 1, 2023. Municipalities may not apply different dimensional requirements to lots with more than one housing unit on them than they would to a lot with one housing unit, with the exception that they may require a minimum lot area per dwelling unit (except for accessory dwelling units). However, if the municipality chooses to require a minimum lot area per dwelling unit, the lot area required may not be less for the first unit than for subsequent units.

**The meeting will be held on Wednesday, October 12 at 6:00 pm at the Durham Fire Station and will be live streamed on the Town's YouTube channel which can be accessed through the Durham website under the "Watch Meeting" tab.**

AFFORDABLE HOUSING LAW RESPONSES STUDY AREA



**Single Family + 1 Accessory Apt = 2 Units**

**Duplex = 2 Units**

**AFFORDABLE HOUSING LAW RESPONSES  
CURRENT DURHAM REQUIREMENTS**

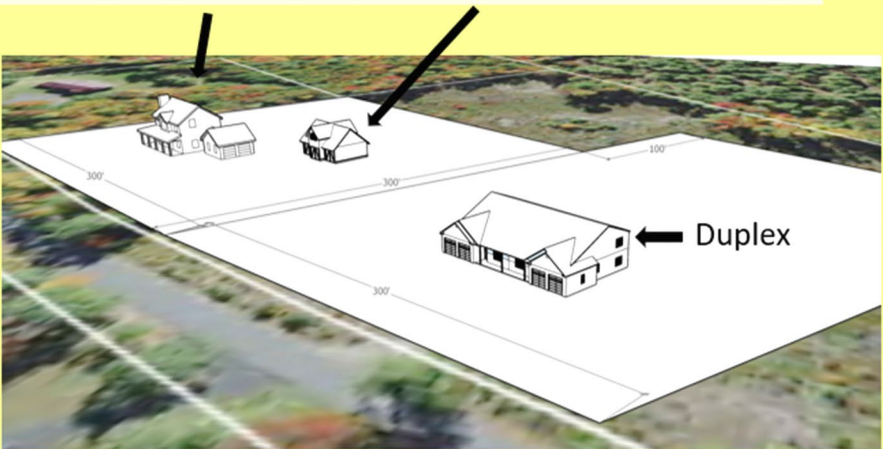
Single Family Dwelling – 2 Acres

Duplex – 2.5 Acres

A single family can add an accessory apartment without increasing the lot size, but it is limited to 50% of the main dwelling floor area. It can be attached to the single-family dwelling or located in an outbuilding such as a garage or barn.

A duplex is not allowed to add an accessory apartment.

Existing Single Family    Apartment Over Detached Garage







On a Developed Lot

Single Family + 2 Accessory Apts = 3 Units

On a Vacant Lot

Duplex + 1 Accessory Apt = 3 Units

### OPTION 1 – COMPREHENSIVE PLAN

#### AFFORDABLE HOUSING LAW RESPONSES

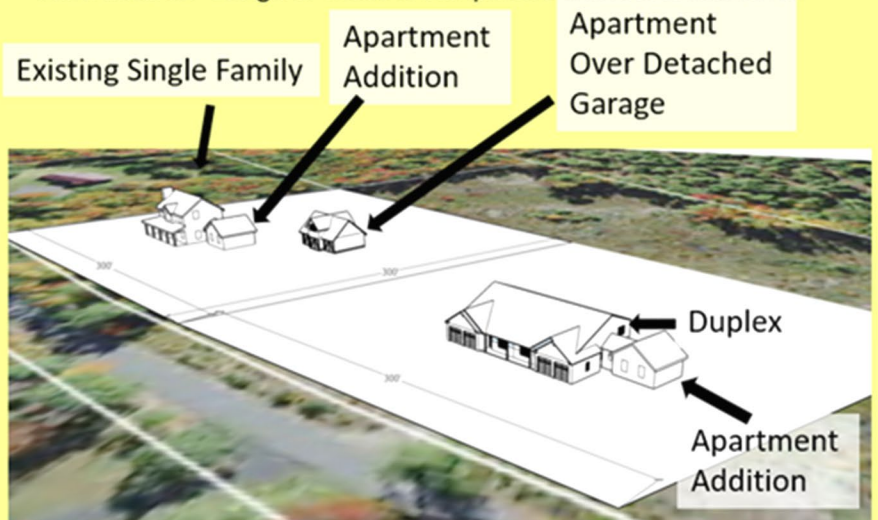
##### OPTION 1 - COMPREHENSIVE PLAN 2018 RECOMMENDATIONS

Single Family Dwelling – 2 Acres

Duplex – 2 Acres

Durham's comprehensive plan recommends reducing the lot size for duplexes to be the same as a single family and allowing an accessory apartment with a duplex.

It also recommends consideration of 3 and 4-unit housing that is controlled for design to make it compatible with rural character.



On a Developed Lot

Single Family + New Single Family + 1 Accessory Apt = 3 Units

On a Vacant Lot

New Single Family + New Single Family = 2 Units

### OPTION 2 – MINIMUM COMPLIANCE

#### AFFORDABLE HOUSING LAW RESPONSES

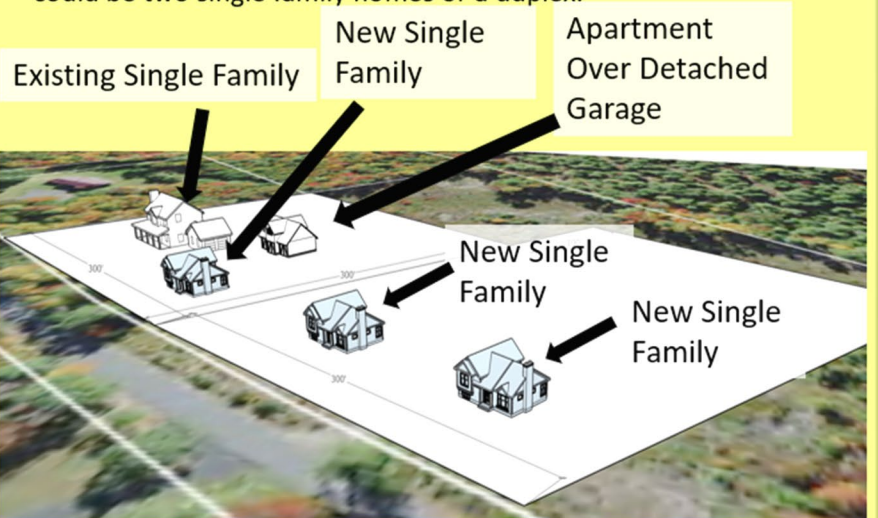
##### OPTION 2 – MINIMUM COMPLIANCE WITH NEW LAW

Single Family Dwelling – 2 Acres

Duplex – 2.5 Acres

The new State law requires that any lot with an existing dwelling unit must allow the addition of two more units that can be attached or stand alone or any combination.

Under the new law, a vacant lot can be limited to two units but could be two single family homes or a duplex.



On a Developed Lot

Single Family + New Single Family + 1 Accessory Apt = 3 Units

On a Vacant Lot

New Single Family + New Single Family = 2 Units

### OPTION 3 – MAXIMUM RESTRICTION

#### AFFORDABLE HOUSING LAW RESPONSES

##### OPTION 3 – MAXIMUM RESTRICTIONS WITH NEW LAW

Single Family Dwelling – 2 Acres

Duplex – 4 Acres

Under the new State law, the Town can apply a larger lot size equal to the requirement for single family dwellings except for accessory apartments.

