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**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**

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

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

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

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

**SUMMARY**

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