



131st MAINE LEGISLATURE

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Legislative Document

No. 1154

H.P. 726

House of Representatives, March 14, 2023

An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances

Reference to the Joint Select Committee on Housing suggested and ordered printed.

Robert B. Hunt
ROBERT B. HUNT
Clerk

Presented by Representative WOODSOME of Waterboro.
Cosponsored by Senator HARRINGTON of York.

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

2 **Sec. 1. 30-A MRSA §4364-B, sub-§3,** as enacted by PL 2021, c. 672, §6, is
3 repealed and the following enacted in its place:

4 **3. Zoning requirements.** With respect to accessory dwelling units, municipal zoning
5 ordinances may provide for allowing at least one accessory dwelling unit on a lot where a
6 single-family dwelling unit is the principal structure. If more than one accessory dwelling
7 unit has been constructed on a lot as a result of the allowance under this section or section
8 4364-A, the lot is not eligible for any additional increases in density except as allowed by
9 the municipality.

10 **SUMMARY**

11 This bill allows instead of requires municipal zoning ordinances to provide for
12 accessory dwelling units under certain conditions.