

## Proposed MMA Amendment

LD 1312, *An Act To Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed*

Prepared by: Maine Municipal Association

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

**Sec. 1. 30-A MRSA §3015** is enacted to read:

### **§3015. Accessory dwelling units**

- 1. Use permitted.** A municipality shall allow one accessory dwelling unit, as defined in section 4301, subsection 1-C, to be located on the same lot as a single-family dwelling unit as long as the unit is located outside of the shoreland zone, subject to all locally adopted accessory dwelling unit land use requirements, and either the primary or accessory dwelling is owner occupied. Adopted ordinances or regulations cannot have the effect of circumventing the intent of this section.

For purposes of this section, “lot” means acreage sufficient to satisfy the minimum lot size as required by the municipality's land use or building permit ordinance or regulations or, in the absence of any municipal minimum lot size requirement, as required by Title 12, section 4807-A.