
XI. STANDARDS FOR SPECIFIC ACTIVITIES

SECTION 11.1 ACCESSORY APARTMENTS [Amended 5/17/08]

A. Purpose: The purpose of this provision is to allow an affordable housing option that is in keeping with the character of the community. This provision allows for the creation of a single, subordinate dwelling unit accessory and incidental to an existing or new single-family dwelling. An accessory apartment is intended to be a separate suite of rooms where one or two people occupy the unit.

B. Standards and Requirements: An accessory apartment may be constructed within or attached to an existing or new single-family dwelling, or constructed as a separate structure within the vicinity of an existing or new single-family dwelling, for the purpose of adding a separate living area for rental purposes, as well as for “in-laws”, as long as the conversion is carried out in compliance with the following criteria:

1. The accessory apartment is limited to 1 bedroom, and does not utilize more than 40 percent of the available living area of the principal single-family dwelling (excluding the basement of the single-family dwelling).
2. The Code Enforcement Officer (CEO) approves the accessory apartment. The CEO shall require certification that the existing or proposed wastewater disposal system has the capacity for the additional waste to be generated. The conversion must also comply with all provisions of the State of Maine Plumbing Code and all sections of BOCA Building Code.
3. No single-family dwelling may be converted in such a manner to provide an accessory apartment, unless
 - a. the dwelling sits on a lot that is in compliance with the minimum lot size for the zoning district in which it is located or
 - b. is located on a subdivision lot that has received prior Planning Board approval.
4. The owner of the property must occupy either the accessory apartment or the principal dwelling unit.
5. Only one accessory apartment shall be permitted per single-family owner-occupied dwelling unit.
6. Accessory apartments shall be exempted from meeting the requirements of Section 3.3.E. Residential Growth Limitation.

SECTION 11.2 AFFORDABLE HOUSING

A. Purpose:

1. The purpose of these provisions is to provide incentives for the development of affordable housing, with the following priorities:
 - a. To provide an adequate supply of affordable housing to meet the needs of senior citizens, municipal and school employees, and others with modest incomes.
 - b. To encourage lifetime residency - to facilitate townspeople remaining in the town after their children have grown up and during retirement years by providing affordable senior housing that is compatible with “senior living lifestyles”.