

#1

This document is based off of draft information. Changes to LD 2003 may occur during the review process.

What Should I Know About LD 2003?

LD 2003 is a new law that requires all communities to make some changes to their local ordinances with the goal of increasing affordable housing in Maine.

What is LD 2003?

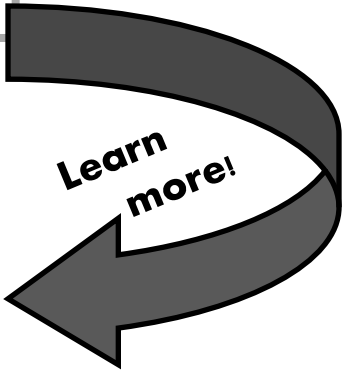
A bill approved by the Maine Legislature and signed by the Governor in Spring 2022. Each municipality has to adopt certain provisions about:

1. Accessory Dwelling Units
2. Dwelling Units Allowed
3. Affordable Housing Developments

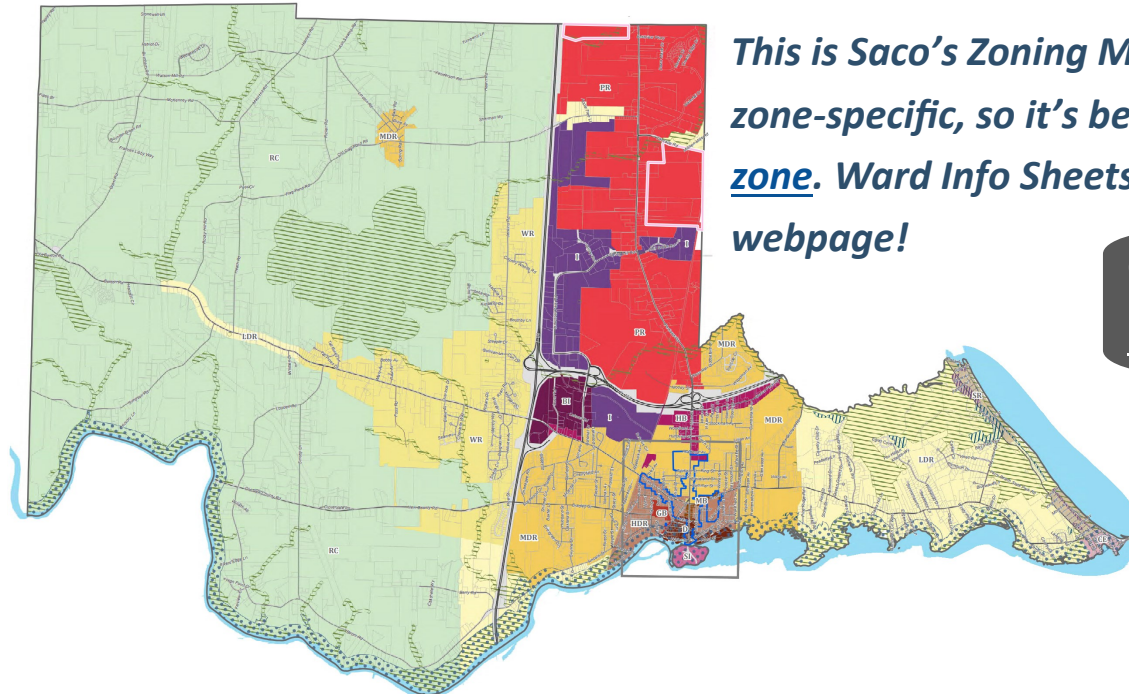
1. Accessory Dwelling Units—What’s Changing? Not much! Accessory dwelling units are smaller homes that can be built as attached or detached to an existing single-family home. Saco would no longer require additional parking spaces for ADUs, and ADUs will continue to be allowed where they are allowed now.

2. What’s Happening with Dwelling Units Allowed? Some changes are needed for Saco to comply with State law. Generally, one or two more dwelling units (usually 1 attached and 1 detached) would be allowed where Saco already allows single-family homes. Each zone in Saco requires a minimum lot area per dwelling unit to build, which will limit the number of total dwelling units allowed on any one lot. Subdivision, Site Plan. And Conditional Use requirements will still apply. See next sheet for Ward specific details.

3. What is Happening with Affordable Housing Developments? Saco is proposing some zoning changes to comply with State law. A new use called “Affordable Housing Development” is proposed for zoning districts where multi-family dwellings are currently allowed. In order for a project to be eligible for this new use, the project **MUST** designate more than half of the proposed dwelling units as affordable for 30 years. The project must also be connected to both city sewer and public water, and meet all other applicable zoning standards. Affordable Housing Developments would be eligible to build 2.5 times more units than Market-rate Housing Developments. The intent is to allow denser, affordable housing developments in areas where multi-family developments are already allowed.



How do I Learn More about the Proposed Changes? www.sacomaine.org/housing (or scan the QR code)



This is Saco’s Zoning Map. Some of these changes will be zone-specific, so it’s best to start by looking up your zone. Ward Info Sheets are also available on our webpage!

Questions?
Planning@sacomaine.org

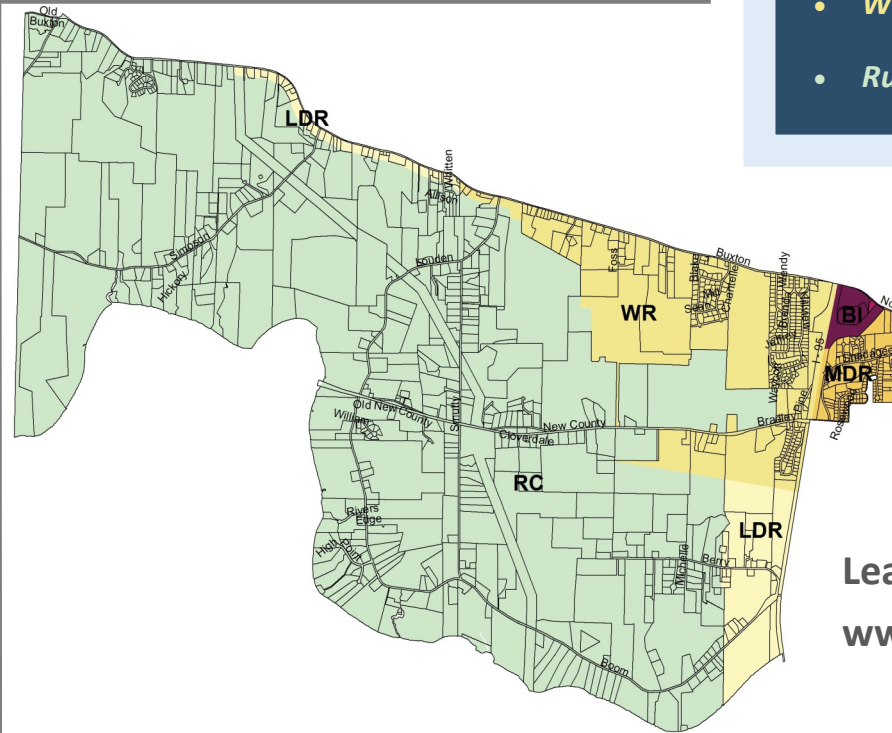


Dwelling Units Allowed: How Many?

Zone	Vacant Lot	Lot with an Existing Single-Family Home
Medium Density Residential (MDR)	Up to 4 dwelling units if zoning requirements are met	Up to 3 total dwelling units if zoning requirements are met — limited to 1 new attached & 1 new detached dwelling unit
Low Density Residential (LDR)	Up to 2 dwelling units if zoning requirements are met	Up to 3 total dwelling units if zoning requirements are met — limited to 1 new attached & 1 new detached dwelling unit
West Residential (WR)	Up to 2 dwelling units if zoning requirements are met	Up to 3 total dwelling units if zoning requirements are met — limited to 1 new attached & 1 new detached dwelling unit
Rural Conservation (RC)	Up to 2 dwelling units if zoning requirements are met	Up to 3 total dwelling units if zoning requirements are met — limited to 1 new attached & 1 new detached dwelling unit

Please note that the Business Industrial (BI) Zone is not included in the table above because LD 2003 will not change the residential uses allowed there. Currently, the only residential use allowed in the BI is "Caretaker Dwelling Unit".

Accessory Dwelling Units: No changes to how ADUs can be permitted today versus after LD 2003 adoption. ADUs are permitted through Saco's Code Enforcement Department.



Ward 1 Residential Zones:

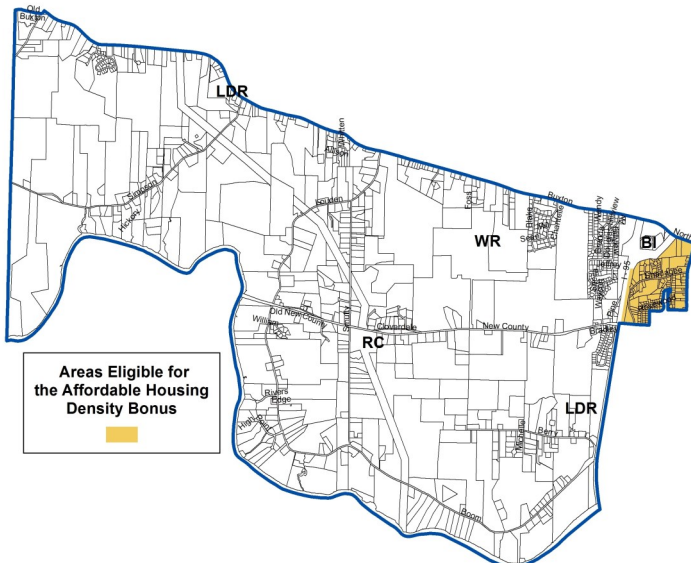
- **Medium Density Residential (MDR)**
- **Low Density Residential (LDR)**
- **West Residential (WR)**
- **Rural Conservation (RC)**

Ward 1 Business Zone:

- **Business Industrial (BI)**

Learn more:

www.sacomaine.org/housing



Affordable Housing Developments: Where Can They Go in Ward 1? As drafted, Affordable Housing Developments are proposed to be allowed in the MDR zone. If more than half of proposed units are deed-restricted or rent-restricted for 30 years, 2.5 times more units would be allowed provided city sewer and water connection and other zoning requirements are met. Please see table to the right for an example of how this would work in the MDR.

MDR Zone: Market Rate Allowed Today	MDR Zone: LD 2003 Affordable Housing Density Bonus
Example lot size: 20,000 square feet	Example lot size: 20,000 square feet
Minimum lot area per dwelling unit: 5,000 square feet	Minimum lot area per dwelling unit: 5,000 square feet
Maximum dwelling units: 4	Maximum dwelling units = 4 x 2.5 = 10