



LD 2003 Planning Board Public Hearing

August 15, 2023



Tonight's Hearing

LD 2003

- **Recap Last Night's Info Session**
- **Review Ordinance Revisions & Crosswalk**
- **Public Hearing**
- **Review Next Steps & Overall Timeline**



LD 2003 Overview



What is LD 2003?

A new law that requires all communities to make some changes to their local ordinances with the goal of increasing housing in Maine

APPROVED
APRIL 27, 2022
BY GOVERNOR

CHAPTER
672
PUBLIC LAW

STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-TWO

H.P. 1489 - L.D. 2003

An Act To Implement the Recommendations of the Commission To Increase
Housing Opportunities in Maine by Studying Zoning and Land Use
Restrictions

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

General Information

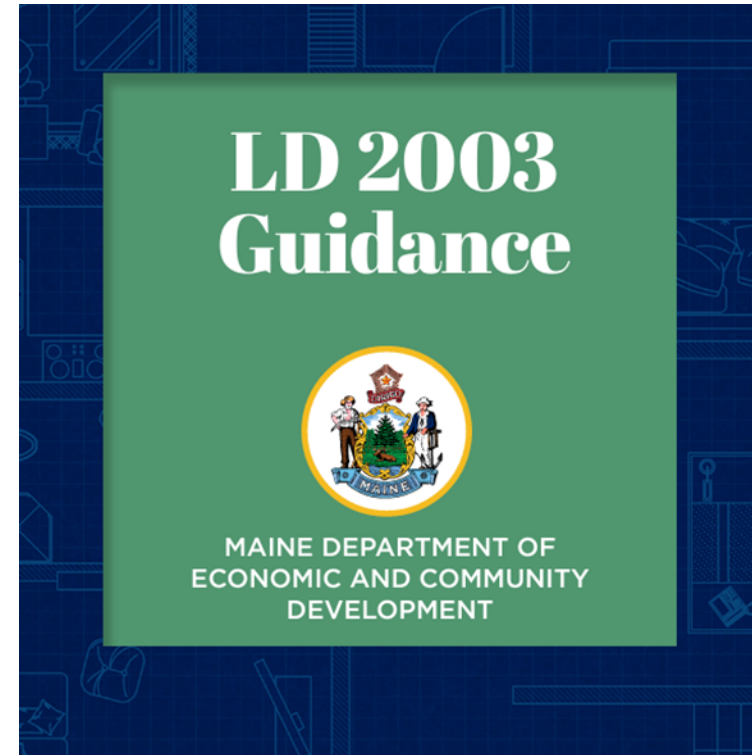
LD 2003



What is Saco's Role?

- Zoning Updates
- Report City Needs
- Monitoring compliance

LD 2003 is a State law – These updates are not initiated from Saco.



**General
Information
Continued . . .**

LD 2003

Saco's Comp Plan Goals on Housing



“Provide a variety of housing options to retain and welcome people of all ages, incomes, lifestyles, and backgrounds as members of our community.”

How to Use the Crosswalk/Comparison Chart

Chapter 230 - LD 2003 Housing Ordinance Revisions Crosswalk								
Current Section or Article Name	New Section or Article Number	New Section or Article Name	Revisions	Substantial	Minor	No change	Regulatory Provision Reference	Notes
Multiple dwellings or use on one lot	Recommended for deletion.	Recommended for deletion.	Delete section.	✓			LD 2003 & State's Rules	To be compliant with LD 2003
Accessory Dwelling Units (ADU)	No change to Section #	No change to Section Name	Set ADU size from 400 to 1,000 square feet	✓				Staff recommendation to help with affordability and aging in place considerations
Accessory Dwelling Units (ADU)	No change to Section #	No change to Section Name	Remove siting provisions		✓		LD 2003 & State's Rules	State law & rules require that ADUs follow zoning setbacks and provisions for single family homes only.
Agriculture	230-704		Add Affordable Housing Developments Performing Agriculture	✓			Rules	State law provisions
0-726			Renumbering					Renumbering only.
Table 10-1: Parking Requirements by Use	No change to Section #		Add "Residential" parking spaces to this use	✓			Rules	ADUs cannot require more parking spaces than exist for the current home per state law. Follows state law requirements about the

Chart is organized by existing ordinance section numbers

New section numbers or references correspond to revisions.

Revisions column gives brief overview of how current standard is proposed to change.

Three Primary Components of LD 2003

1. Accessory Dwelling Units (ADUs)
2. Dwelling Units Allowed
3. Affordable Housing Developments



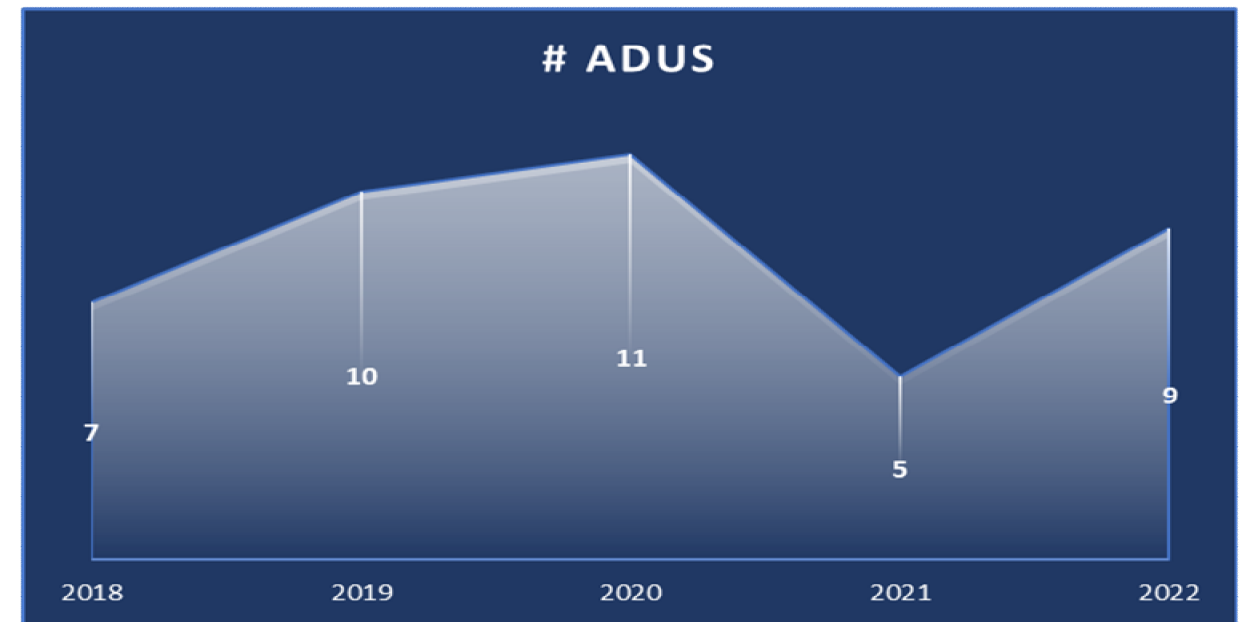
Overview: 1.) ADUs

ADUs

Only few revisions needed to Saco's standards:

- Update Parking Standards
- Remove siting restrictions
- Allow ADUs to be 400 to 1,000 SF
(recommendation, not requirement)

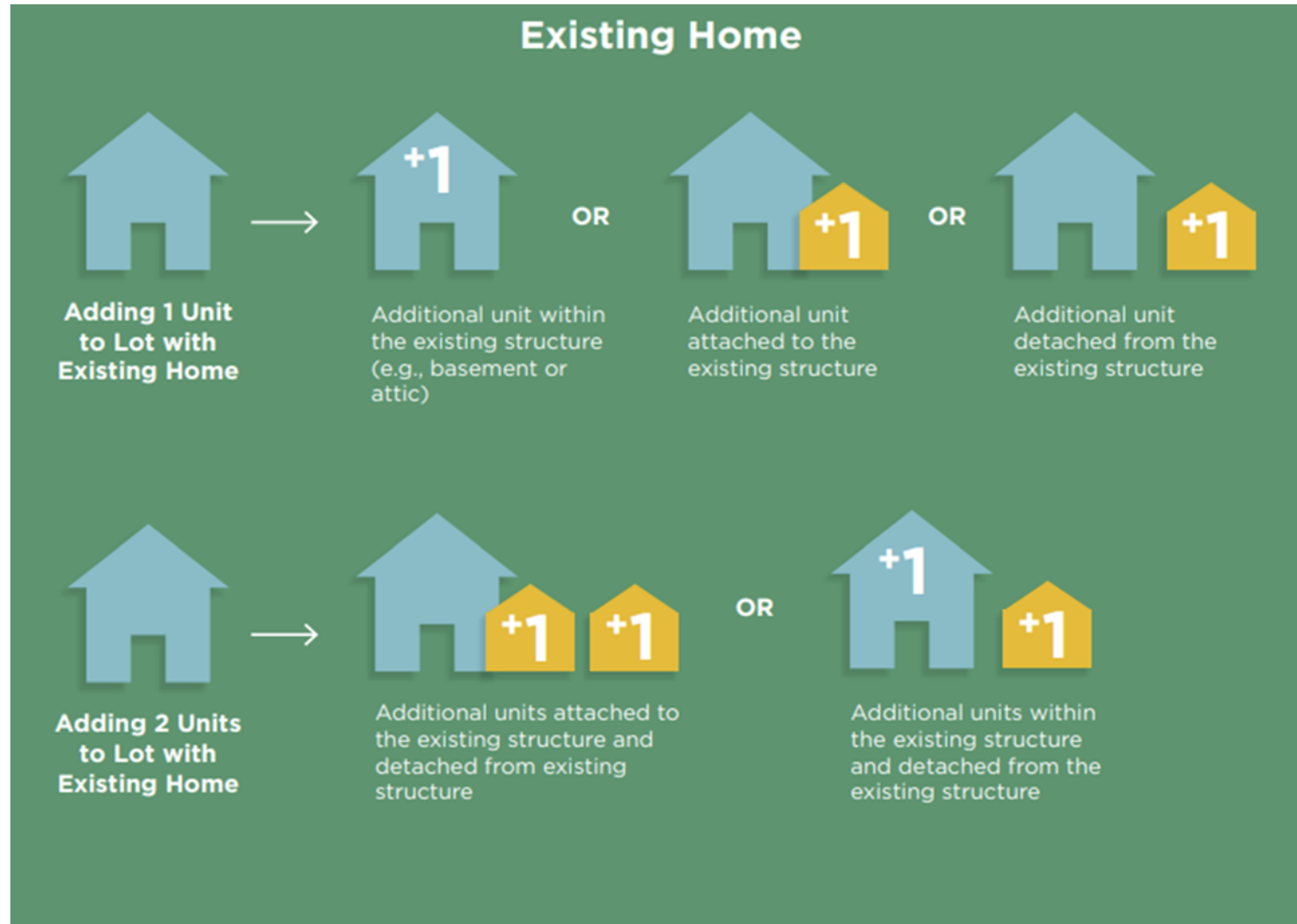
How Many Recent ADUs in Saco?



Overview: 2.) Dwelling Units Allowed

- **New Use:** “Dwelling Units Permitted by Right per State Statute (30-A §4364-A)” on Use Table
- **Up to 4 units on vacant lots** in: High Density / Downtown / Medium Density / General Business / Maine and Beach / Highway Business / Portland Road (*dependent on several factors, not every lot will be eligible for additional units*)
- **Up to 2 more units (total of 3 units)** on lots with a house in: Rural Conservation / West Residential / Low Density Residential / Seaside Residential / Camp Ellis (*dependent on several factors, not every lot will be eligible for additional units*)



2.) Example: Dwelling Units Allowed



Overview: 3.) Affordable Housing Developments

- Affordable Housing Developments allowed in these zones: MDR / HDR / D / GB / MB / HB / PR
- More than half of units restricted to affordable
- 2.5 times base density of the existing zone

Example:

HDR Zone: Market Rate 9,000 Square Ft. Vacant Lot	HDR Zone: Affordable Housing 9,000 Square Ft. Vacant Lot
Minimum Lot Area Size: 6,000 square ft	Minimum Lot Area Size: 6,000 square ft
Lot Area / Dwelling Unit: 3,000 square ft	Lot Area / Dwelling Unit: 3,000 square ft
Max Dwelling Units: 3 	Max Dwelling Units: 7 

Notes on Affordability

- 30-year restricted requirement
- Municipalities will have some compliance monitoring role to ensure affordability is retained
- **Maine Housing's website** (Link)
- **HUD website** (Link)

Request for Feedback

City Council Discussion:

- General Business & Saco Island Zone – Affordable Housing Development Use
- Portland Road & Saco Island Zoning Districts – ADUs and Affordable Housing Developments
- LDR Zoning – Affordable Housing and Growth Area (correspondence from Councilor Hatch)

Timeline

- August 15th Planning Board Public Hearing
- Planning Board Report to City Council
- September & October City Council Public Hearing(s) and Final Reading
- November: Ordinance becomes effective



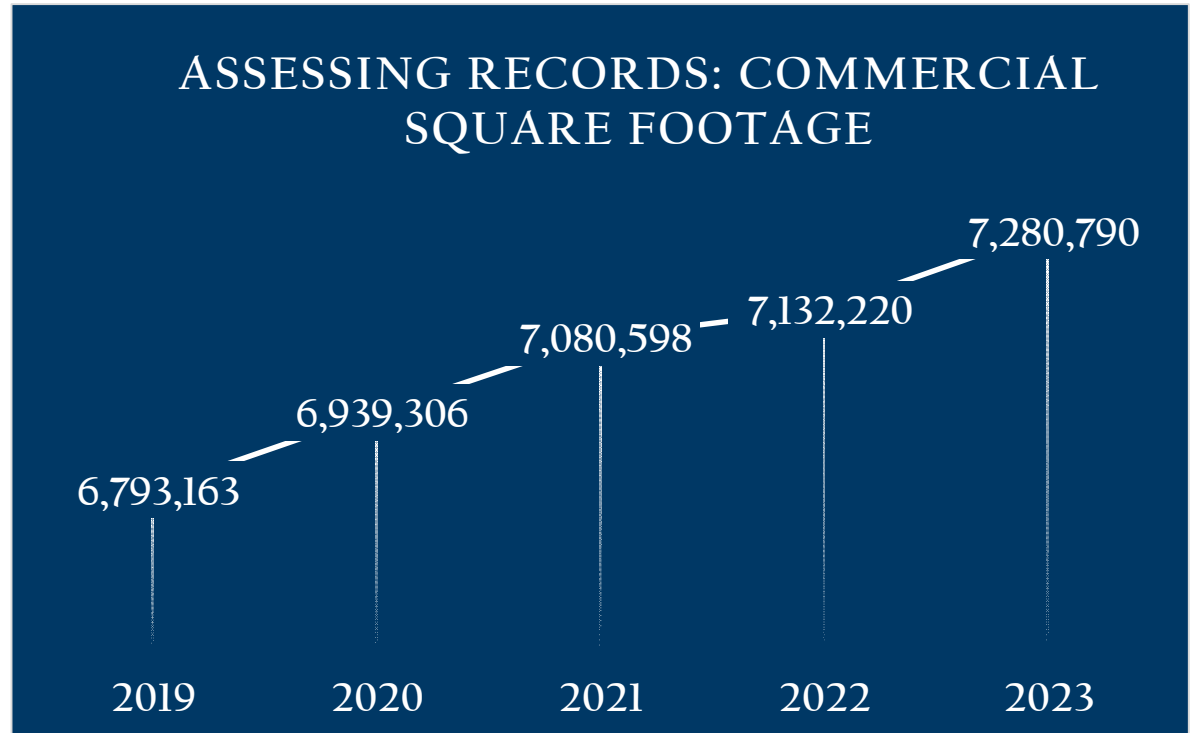
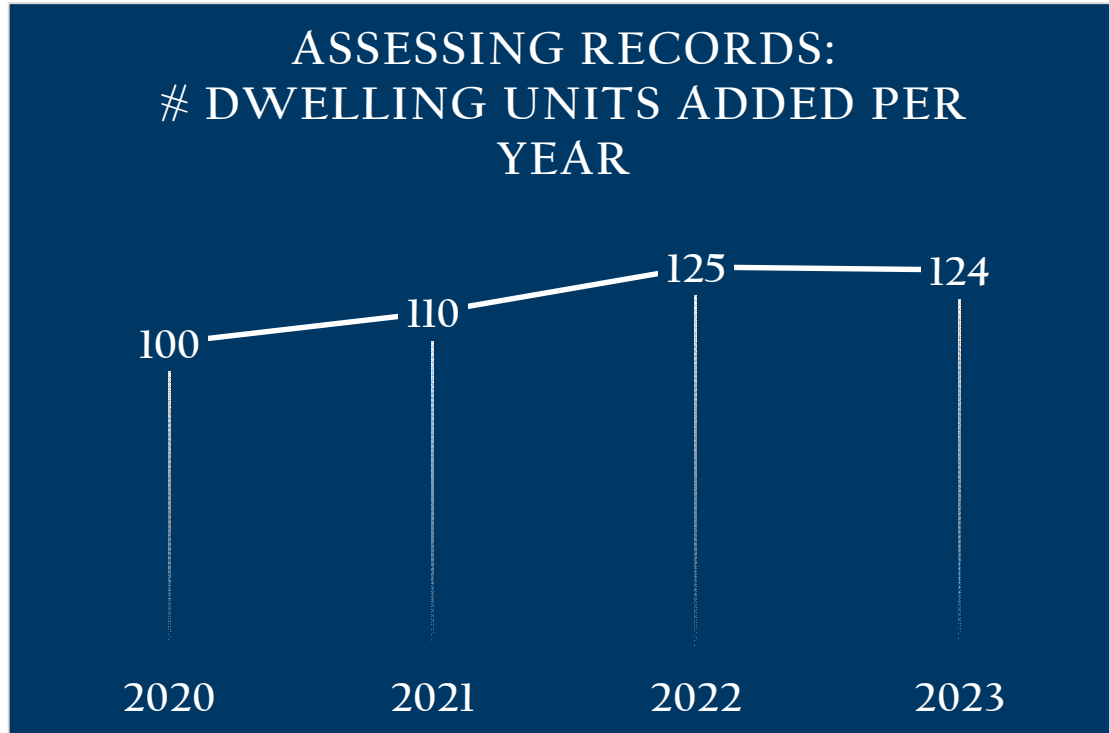


Saco's Current Growth

Growth Data



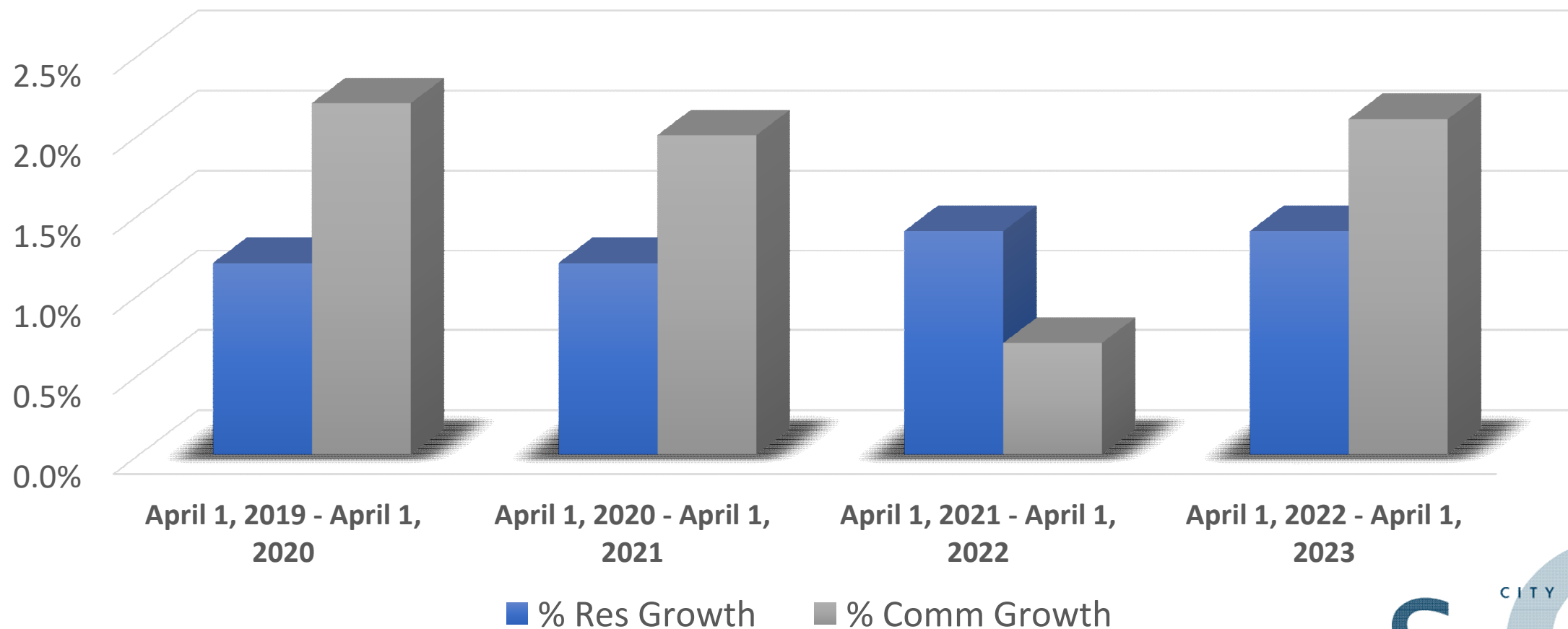
Saco's Growth Data



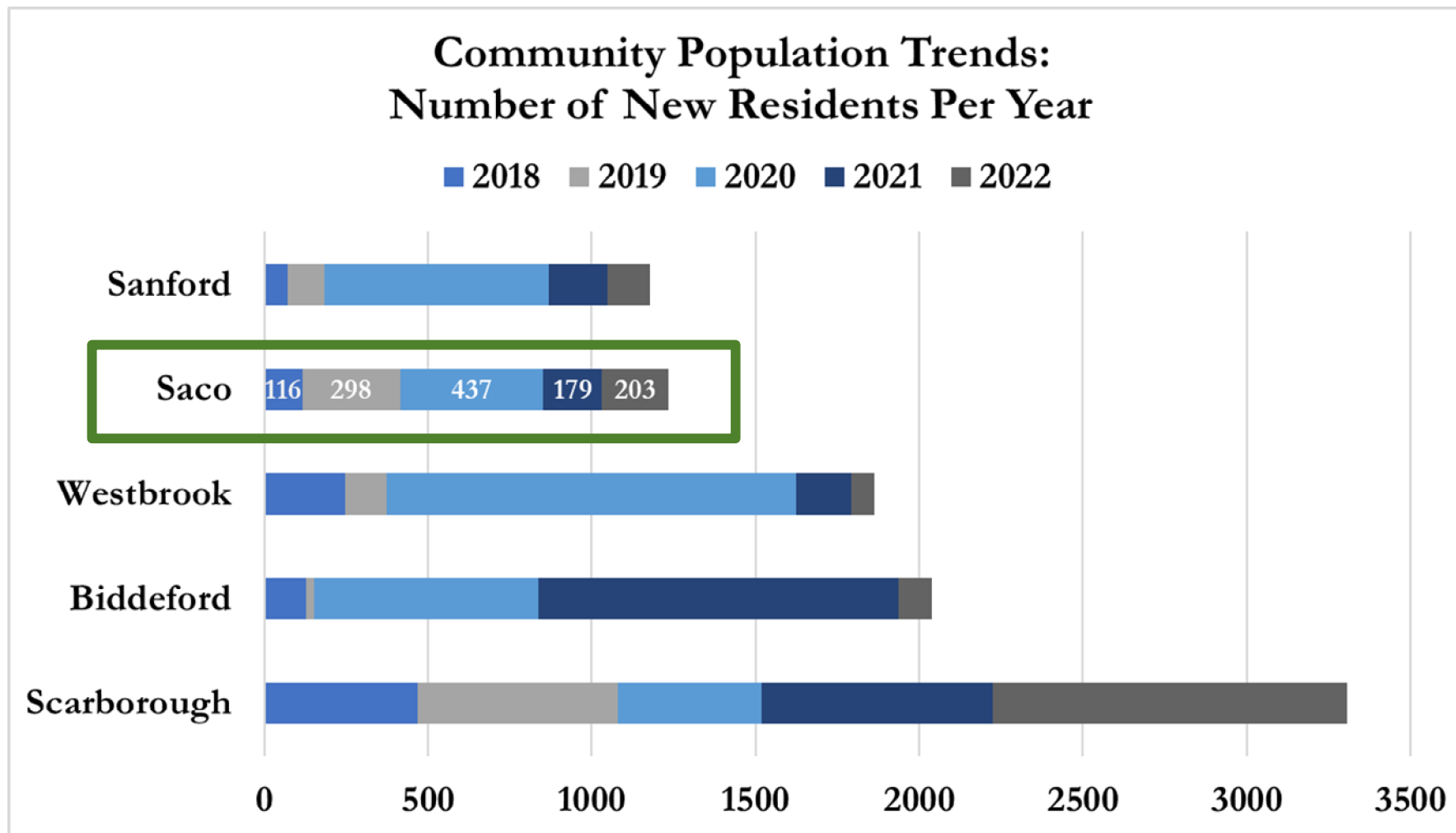
Above data shows number of dwelling units and commercial square footage as of April 1st of each year. Data from Assessing records.

Saco's Growth Data Continued . . .

Assessing Data: Percentage of Residential Dwelling Units (Blue) vs. Commercial Square Footage Growth (Gray)



Saco's Growth Data Continued . . .



This data compiled by Assistant Planner Chisholm using Census Bureau and local information.
This population set does not include new neighbors.

What Else is Planning Doing Re: Housing?

- Affordable Housing Task Force collaboration
- ADU Booklet with Age Friendly
- Sharing information
- Housing Action Plan (2024)

| What Will Saco Do Next?

Monitoring and Reporting

- Monitor Additional considerations
- Report back on required resources to comply with LD 2003
- Housing Action Plan

Thank You!

Thank you to the following who collaborated on this info session:

- Assessing
- Code Enforcement
- Communications
- Public Works
- Fire Department
- Police Department
- Water Resource Recovery
- Residents who submitted their questions . . .

| Questions?

If you think of them later, contact:
Planning@sacomaine.org

