

ACCESSORY APARTMENTS: AN AFFORDABLE HOUSING STRATEGY
MAINE MUNICIPAL ACCESSORY DWELLING UNIT (ADU) PROVISIONS
OVERVIEW

COMMUNITY	ADU SIZE	OWNER OCCUPIED PRINCIPAL OR ACCESSORY UNIT	DETACHED UNIT ALLOWED	OTHER
ALFRED	40% of total building or 800 Sf whichever is smaller	Yes	No	
BAR HARBOR	No more than 1/3 gross floor area of principal single family (SF) dwelling		Yes	
BELFAST			Yes	
BRUNSWICK	Not greater than 750 Sf or 35% of floor area of principal structure, whichever is greater		Yes	
CAPE ELIZABETH	In SF dwelling that is >1500 SF; no greater than 25% of structure floor area; ADU not <300 Sf or >600 Sf	Single family dwelling and ADU must have same ownership	No	Close personal relationship with residents of main dwelling; 1 parking space
FALMOUTH Accessory Apartments	At least 360 Sf; the floor area of an accessory apartment shall not exceed the percentage of floor area of the SF dwelling unit to which it is attached as follows: SF Dwelling Unit <2000 Sf AA 40% SF Dwelling Unit 2000- <3000 Sf AA 35% or 800 Sf, whichever is greater SF Dwelling Unit 3000 – <5000 Sf AA 30% or 1050 Sf, whichever is greater SF Dwelling Unit >5000 Sf AA 20% or 1500 Sf, whichever is greater			Rental or in-law
Accessory Cottage	At least 360 Sf; not more than 100% of floor area of single family dwelling or 850 Sf, whichever is less		Yes	

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GORHAM	800 Sf	Yes		# of ADU occupants limited to 2
HARPSWELL	Not >750 Sf or 50% of total Sf of primary dwelling, whichever is more restrictive	Yes	w/in SF dwelling or accessory bldg	
KITTERY	Not smaller than 400 Sf or larger than 800 Sf	Yes	Yes	May be rented; only 10 ADU permits a year
LEWISTON	Not >900 Sf and no more than 2 bedrooms		No	In-Law apartment = occupant must be relative of principal occupant of single family dwelling; joint entrance require, not separate entrance; 1 additional parking space
MECHANIC FALLS	At least 300 Sf but not >600 Sf	Yes	No	

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NEW GLOUCESTER	Maximum 540 Sf and no more than 2 bedrooms	Yes		One of accessory unit occupants must be member of extended family of principal structure owner; # of occupants limited to 2
OGUNQUIT	No larger than 40% of total area of single family dwelling or 800 Sf, whichever is smaller	Yes	No	Renting allowed
PORTLAND	Minimum 400 Sf and no more than 30% of gross floor area of principal dwelling unit	Yes	Yes	Principal dwelling unit on lot no less than 4000 Sf and no more than 6000 Sf; detached ADU in structure w. ground coverage > 250 Sf and in existence on Jan 1, 1940
SACO	SF dwelling must have at least 900 Sf after creation of accessory apt	Yes	No	Rental not less than monthly; at least 3 off street parking spaces

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SCARBOROUGH	Accessory unit (AU) living space maximum is % of SF dwelling: SF dwelling <2000 Sf AU 40% or 750 Sf whichever is greater SF dwelling 2000 – 3000 Sf AU 35% or 750 Sf SF Dwelling 3000 – 5000 Sf AU 30% or 1050 Sf SF Dwelling >5000 Sf AU 20% or 1050 Sf	Yes	Yes – no further than 100 ft from nearest point of principal structure	Principal structure or accessory may be seasonal; neither principal or accessory can be rented for less than 28 continuous days; # of occupants limited to 2; 1 off street parking for AU
SOUTH BERWICK	Not > 30% of total living area of existing DU	Yes	No – no external expansion of existing structure	Existing DU at least 2000 Sf of living area
SOUTH PORTLAND	No more than 40% of living area of principal DU nor more than 800 Sf nor less than 300 Sf	Yes	No	No more than 2 bedrooms; 2 parking spaces on site in addition to principal parking
WELLS	No more than 3 rooms and bathroom; not > 600 Sf net habitable floor area; not more than 35% of habitable floor area of bldg.		No	Annual permit

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WESTBROOK	Maximum 800 Sf	Yes		# of occupants limited to 2
WINDHAM	Maximum 600 Sf	Yes	No	Maximum # of occupants = 3
YARMOUTH	Not > 900 Sf	Yes	Yes – added on to or created w/in SF home or associated accessory structure	1 parking space for studio/1 bedrm; 2 parking spaces for 2 bedrm; no more than 2 bedrooms
YORK				
ADU	Gross floor area not > 50% of total GFA of principal residence or 750 Sf, whichever is more restrictive	Yes	Yes – in existing bldg. or in bldg. accessory to principal DU	May be rented; not for short-term (less than 12 months); 1 parking space for 1 bedrm; 2 parking spaces for 2 bedrm
Accessory Residential Unit	No greater than 50% of GFA of principal residence or 750 Sf whichever is less			To care for relatives w/illness, disability, or of old age; no more than 2 persons

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