

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

COMMUNITY	ADU ALLOWED SIZE	OWNER OCCUPIED PRINCIPAL OR ACCESSORY UNIT	DETACHED UNIT ALLOWED	OTHER
ALFRED	40% of total building or 800 Sf whichever is smaller.	Yes	No	
AUBURN	No more than one principal building shall be erected on any lot in residential zoning districts except for: (2)An additional one-family detached dwelling in a zoning district where two-families are permitted*, and a single-family dwelling currently exists on the lot. *All residential zones allow two-family homes with some lot size provisions.	Not required	Yes	Second dwelling is not size restricted.
BANGOR	Up to 50% of principal dwelling, or 1000 Sf, whichever is less.	Not required	Yes	Cannot be rented for less than 30 days. In rear or side yard only. Daylight entry if in basement.
BAR HARBOR	No more than 1/3 gross floor area of principal single family (SF) dwelling.		Yes	
BELFAST	No more than 75% of principal dwelling, 800 Sf maximum plus 200 Sf deck maximum.	Yes	Yes	Must meet parking requirements without an additional curb cut. Min lot size 4,500 Sf on sewer; 30,000 Sf on septic Separate utilities required. RV's may not be used as a dwelling unit.

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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
ELIOT	Maximum GFA 1,000 Sf, or 50% of GFA of principal DU, whichever is less. Minimum GFA 300 Sf.	Yes	Yes	
ELLSWORTH	Gross floor area shall not exceed 50% of the principal building's floor area. Each dwelling unit shall be a minimum of 500 Sf.	Owner occupation implied but explicitly required	Yes	Permitted everywhere but industrial districts since 2015. 50% size limit seems to only apply when a detached unit
FALMOUTH	An ADU shall not exceed 100% of the gross floor area of the SF dwelling to which it is accessory, not including garages, porches, decks, or unfinished areas, or 850 square feet of GFA, whichever is less.	Property owner is not required to reside on the premises	Yes	For SF dwellings with an attached ADU, the building shall have only one main entrance and all other entrances shall appear subordinate to the main entrance. An entrance leading to a foyer with entrances leading from the foyer to each DU is permitted.
GORHAM	800 Sf	Yes	Yes	# Occupants limited to 2. 1 parking space

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HARPSWELL	Not >750 Sf or 50% of total Sf of primary dwelling, whichever is more restrictive.	Yes	Within SF dwelling or accessory building	
KENNEBUNK	Not more than 650 Sf	Yes	Yes	Primary and secondary unit must be occupied as primary residences.
KITTERY	No larger than 1,000 Sf. For principal DUs 1,000 Sf or smaller, an ADU may be no greater than 80% of the size of the principal DU.		Yes	May not be rented to the same person or party for less than a thirty-day period. No more than 2 bedrooms. 1 on-site parking space; tandem parking is permitted.
LEWISTON	Not >900 Sf and no more than 2 bedrooms.	Yes	No	In-Law apartment = occupant must be relative of principal occupant of single family dwelling. Joint entrance required, not separate entrance. 1 additional parking space
MECHANIC FALLS	At least 300 Sf but not >600 Sf	Yes	No	
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. # Occupants limited to 2.

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OGUNQUIT	No larger than 40% of total area of single family dwelling or 800 Sf, whichever is smaller.	Yes	No	Renting allowed
PORTLAND	An ADU shall be limited to a GFA of 2/3 of the GFA of the principal unit(s). In no circumstance shall the height of detached ADUs on a lot exceed the height of the primary structure. Additionally, the aggregate square footage of detached ADUs on a lot shall not exceed the GFA of the primary structure.	Yes	Yes	Up to two ADUs shall be permitted per qualifying property. No off-street parking required. Permitted on all lawfully conforming and nonconforming lots with legal residential uses.
SACO	Single family dwelling must have at least 900 Sf after creation of accessory apt.	Yes	Yes	Rental not less than monthly. At least 3 off street parking spaces.
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 nor accessory can be rented for less than 28 continuous days. # 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 bldg	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.

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WELLS	Not > 600 Sf net habitable floor area; not more than 35% of habitable floor area of bldg. No more than 3 rooms and bathroom.		No	Annual permit
WESTBROOK	Maximum 800 Sf	Yes		# Occupants limited to 2
WINDHAM	Maximum 600 Sf	Yes	Yes	Max # 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 bedroom; 2 parking spaces for 2 bedroom. No more than 2 bedrooms. Public water and sewer required.
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 bedroom; 2 parking spaces for 2 bedroom. 2 bdrm ADUs limited 10/year.
Accessory Residential Unit	No greater than 50% of GFA of principal residence or 750 Sf whichever is less.	Yes		To care for relatives w/illness, disability, or of old age; no more than 2 persons.

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