UNDERSTANDING LD 1829

An Act to Building Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density

Maine passed LD 1829 in June 2025, and amended it in April 2026, as part of the 132nd Legislature. This law preempts local zoning that restricts residential density. It is intended to remove municipal zoning barriers to housing production and is designed to increase housing supply statewide. Implementation is required by July 1, 2027.

In Yarmouth, implementation will require amending the Zoning Ordinance, the Site Plan Review Ordinance, the Subdivision Ordinance, and the Character Based Development Code to incorporate the mandates.

MAJOR ELEMENTS

Accessory Dwelling Units (ADUs): LD 1829 allows ADUs to be attached or detached from a single-family dwelling or a two- or three-unit structure.

Affordable Housing Incentives: LD 1829 provides an incentive for qualified affordable housing developments in areas served by public water and public sewer and in Growth Areas, where multi-family dwellings are allowed. The incentive is a height bonus of 14 feet, but only up to a total height of 55 feet. In Yarmouth, it means a maximum height of 49 feet.

Dwellings Per Lot: The new law updates the number of units allowed on lots in residential areas:

- Any residential lot must allow at least 3 dwelling units, inclusive of ADUs.
- Residential lots within a Growth Area or areas served by both public water and public sewer must allow at least 4 dwelling units, inclusive of ADUs.

The new law sets dimensional requirements for the Growth Area and areas served by both public water & public sewer:

- Growth Areas AND areas served by both public water and public sewer must allow up to 4 dwelling units on 5,000 square feet.
- Growth Area without public sewer must allow up to 4 units are allowed if compliant with Maine Subsurface Wastewater Disposal Rules.
- Areas served by public water and public sewer, but NOT in a Growth Area must allow up to 4 dwelling units on 40,000 square feet.
- Areas NOT in a Growth Area and NOT served by public water and public sewer must allow up to 3 units and existing zoning conditions.

See the reverse side for an illustrative guide to the density and dimensional requirements

Updated April, 2026

YARMOUTH MAINE

For more information, contact Erin Zwirko, Director of Planning and Development at ezwirko@yarmouth.me.us or 207-846-2401

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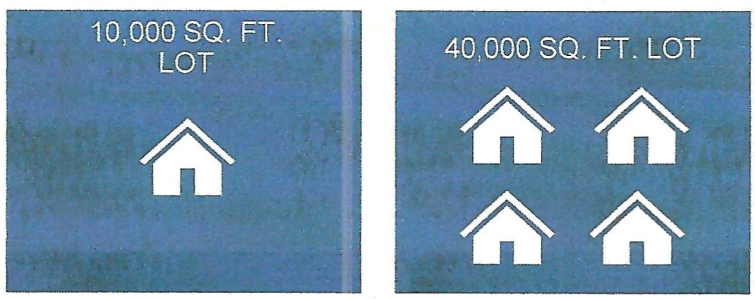
LD 1829 allows at least three dwelling units on any residential lot, with up to four units permitted in designated Growth Areas or if served by public water and public sewer. There is no distinction between vacant and built lots, and the dwelling units can be attached or detached in a variety of configurations.

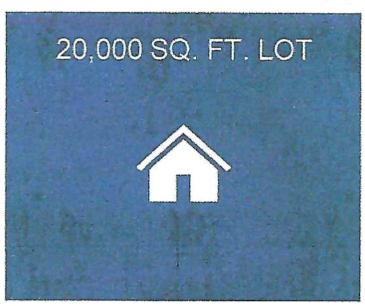
In addition, municipalities may not establish dimensional requirements for multi-unit structures that are greater than the requirements for single-family homes. Planning Board approval for 4 or fewer units is prohibited.

Lot Size and Density for Growth Areas with Public Water and Public Sewer

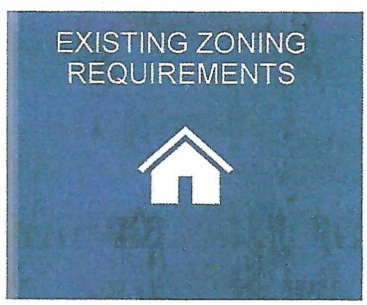


Lot Size and Density for Areas with Public Water and Public Sewer but outside the Growth Area





Lot Size and Density for Growth Areas without Public Sewer



Lot Size and Density for Areas without Public Water and Public Sewer outside the Growth Area

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