

LD 1829: An Act to Build More Housing by Limiting Municipal Zoning Restrictions

Signed into law June 20, 2025 | **Effective** September 18, 2025

Citation: Public Law 2025, Chapter 385 (LD 1829)

Purpose: This law preempts local zoning that restricts residential density and is designed to increase housing supply statewide.

Required Changes for Auburn to Comply

| Topic | State Requirement | Auburn Impact |
|--|---|---|
| Minimum Units Per Lot | All residential lots must allow 3 units ; 4 units if in a growth area or served by sewer/water | Current zoning restricts 1–2 units in most zones. Zoning must be amended to allow 3–4 units citywide where applicable. |
| Accessory Dwelling Units (ADUs) | One ADU per single-family lot must be allowed in all zones. No owner-occupancy or dimensional standards or additional parking requirements. | Ordinance must be updated to allow ADUs on all residential lots and remove stricter local standards like 1,500 sq ft max. |
| Minimum Lot Size in Growth Zone (Sewer/Water) | Cannot require more than 5,000 sq ft lot size if served by both public water and sewer | Many zones currently require larger minimum lots. Zoning amendments are needed in growth/sewer areas. |
| Minimum Lot Size in Growth Zone (Septic) | Must not require more than Title 12 septic minimum (typically 20,000 sq ft) | Large-lot in growth zone must conform to Title 12 minimum if not sewer. |
| Density for Affordable Housing | Must allow 2.5× density for qualifying affordable housing developments | Auburn must add provisions allowing increased unit count and relaxed parking for affordable projects OUTSIDE growth zone as well. |
| Height for Affordable Housing | One extra story (or 14 feet) allowed above zoning limit for affordable housing | Add height bonus for qualifying projects to each zone or as a general exception. |
| Sprinklers in ADUs | Cannot require sprinklers in ADUs attached to buildings with 1–2 units | Coordinate with Fire Code; reflect exemption in permitting guidance. |
| Planning Board Review Threshold | Cannot require Planning Board review for 4-unit buildings | Update site plan review triggers to exempt buildings with ≤4 dwelling units. |
| Subdivision Definition | Subdivision = creation of 5+ units (was 3+) in 5 years | Update Subdivision Ordinance by July 1, 2027 to match state definition. |
| Planning Board & Appeals Board Training | All new members must attend training within 180 days | Staff to ensure new appointees are trained per law (30-A §4364-C). |