

# QUICK OVERVIEW: LD 2003

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# PART I: DENSITY PER LOT




- TWO (2) UNITS ALLOWED BY RIGHT ON ALL NEW BUILDING LOTS, REGARDLESS OF LOCAL ZONING.
- FOR EXISTING SINGLE-FAMILY HOUSES:
  - ONE (1) NEW UNIT ALLOWED BY RIGHT ATTACHED TO THE STRUCTURE,
  - ONE (1) NEW UNIT ALLOWED DETACHED FROM MAIN STRUCTURE ON SAME LOT.
- UP TO THE TOWN WHAT HAPPENS AFTER A TEARDOWN.
- TOWN CANNOT SET UP DIFFERENT SETBACK/DIMENSION REQUIREMENTS FOR EXTRA UNITS.



PART II:  
ADU'S BY RIGHT

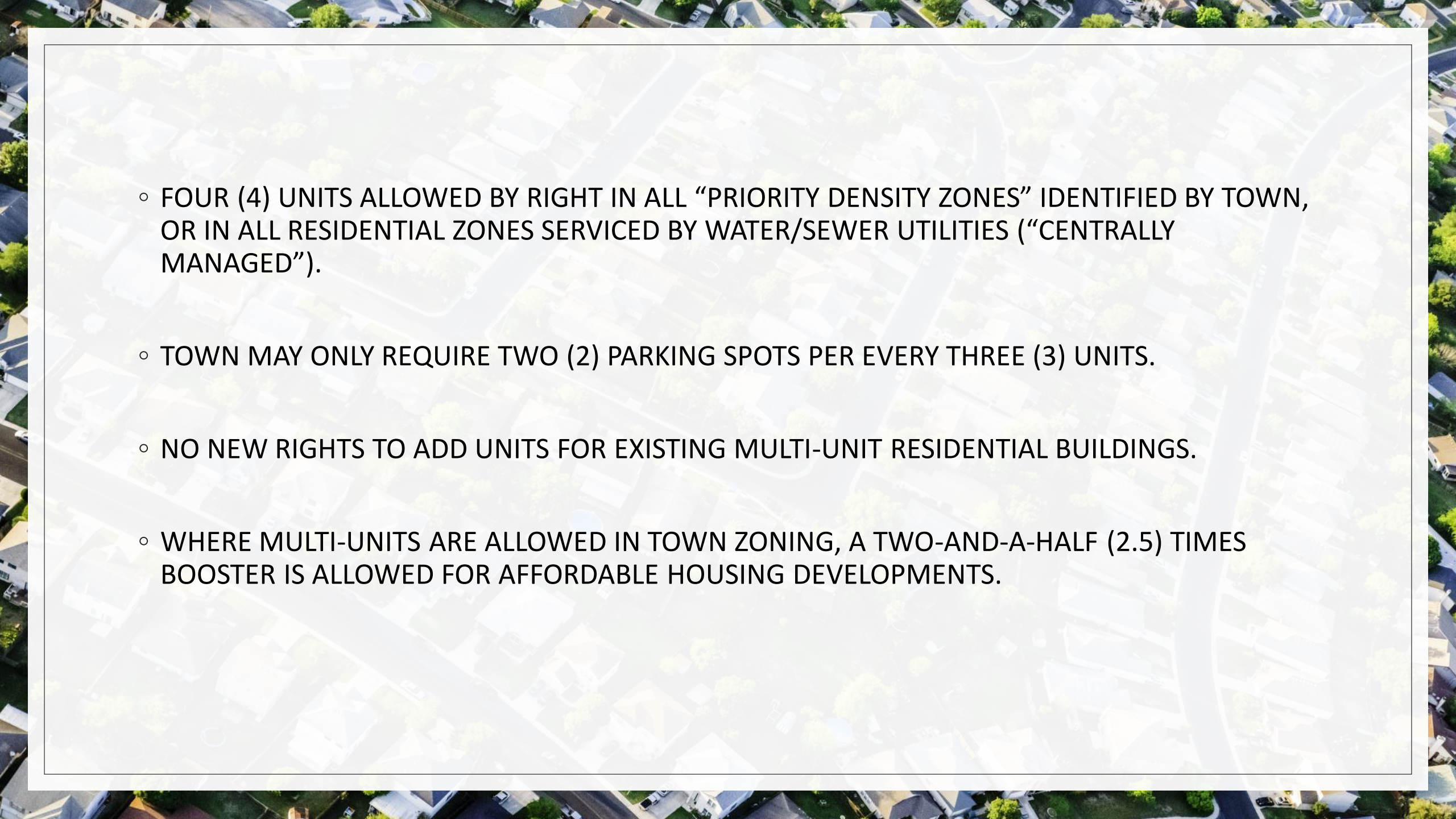


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- TOWN MAY NOT REQUIRE ADDITIONAL PARKING FOR ACCESSORY DWELLING UNITS (ADU'S).
  - ADU'S CANNOT BE LIMITED BY TOWN GROWTH CAPS.
  - ALL NEW DEVELOPMENT MUST ENSURE ADEQUATE CAPACITY FOR WATER/SEWER.
  - LD 2003 EXPLICITLY ALLOWS TOWNS TO REGULATE SHORT-TERM RENTALS (STR'S).



# PART III: MULTI-UNITS

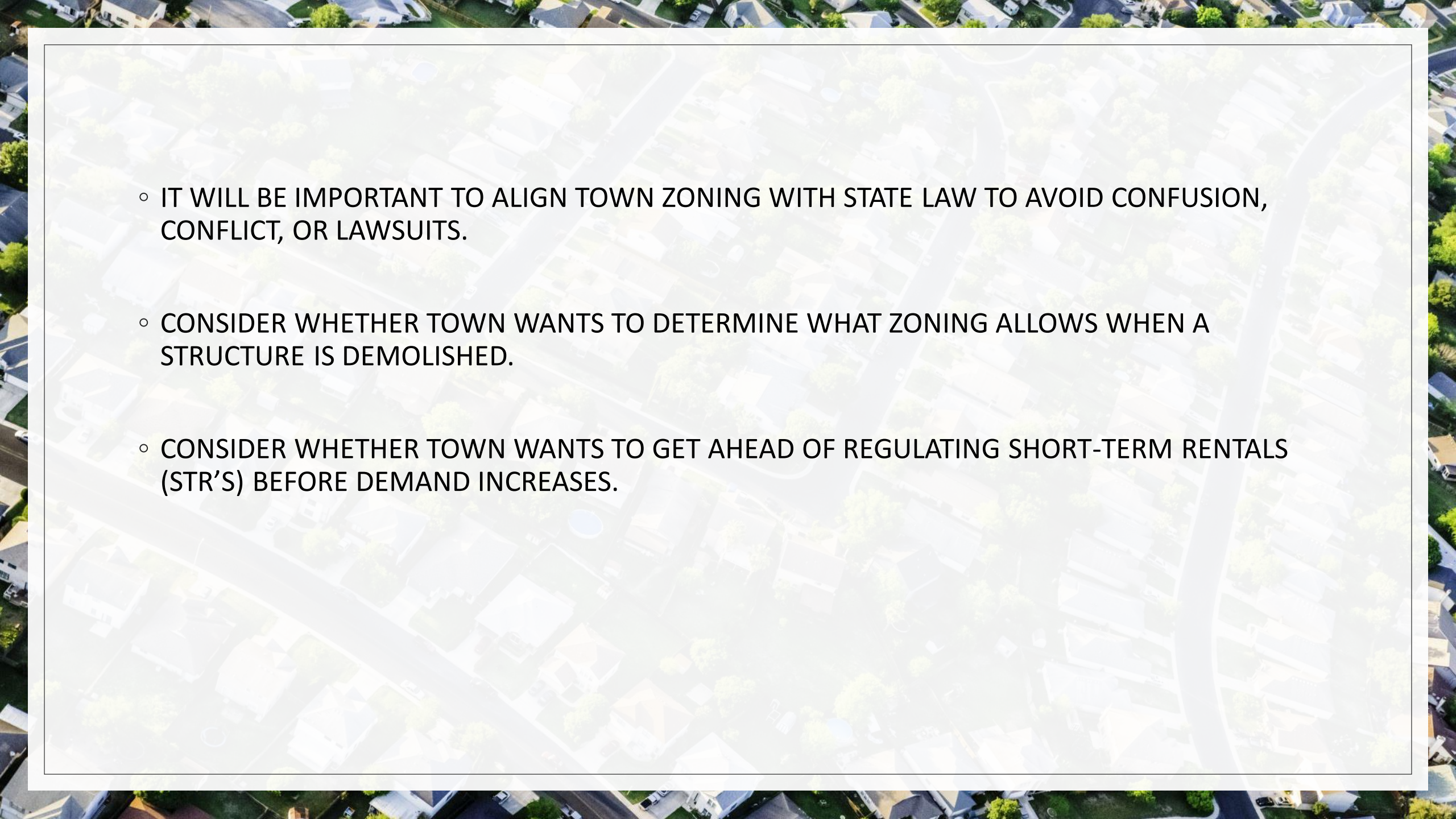


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- FOUR (4) UNITS ALLOWED BY RIGHT IN ALL “PRIORITY DENSITY ZONES” IDENTIFIED BY TOWN, OR IN ALL RESIDENTIAL ZONES SERVICED BY WATER/SEWER UTILITIES (“CENTRALLY MANAGED”).
  - TOWN MAY ONLY REQUIRE TWO (2) PARKING SPOTS PER EVERY THREE (3) UNITS.
  - NO NEW RIGHTS TO ADD UNITS FOR EXISTING MULTI-UNIT RESIDENTIAL BUILDINGS.
  - WHERE MULTI-UNITS ARE ALLOWED IN TOWN ZONING, A TWO-AND-A-HALF (2.5) TIMES BOOSTER IS ALLOWED FOR AFFORDABLE HOUSING DEVELOPMENTS.



PART IV:  
CONSIDERATIONS



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- IT WILL BE IMPORTANT TO ALIGN TOWN ZONING WITH STATE LAW TO AVOID CONFUSION, CONFLICT, OR LAWSUITS.
  - CONSIDER WHETHER TOWN WANTS TO DETERMINE WHAT ZONING ALLOWS WHEN A STRUCTURE IS DEMOLISHED.
  - CONSIDER WHETHER TOWN WANTS TO GET AHEAD OF REGULATING SHORT-TERM RENTALS (STR'S) BEFORE DEMAND INCREASES.



# QUESTIONS