

FAQ : LD 2003 Affordable Housing

The Yarmouth Zoning Ordinance (Chapter 701) will have a new section, Article II.DD, "Affordable Housing Programs," outlining the performance standards for designated Affordable Housing projects that comply with state law LD 2003. Site Plan Review (Chapter 702) and the Character Based Development Code (Chapter 703) will also be amended.

If ALL requirements are met, projects benefits can include:

1. an expedited permitting process,
2. Modifications to site dimensional standards to enable innovative housing and environmental design,
3. a dwelling unit density bonus, and,
4. a reduction in parking requirements.

AFFORDABILITY STANDARDS

51% or more of total proposed and existing units are designated affordable rentals or homeownership units

Bound by a 30 Year deed restriction to ensure affordability and a restrictive covenant

Rentals limited to households at or below 80% AMI

Owned units limited to households at or below 120% AMI

Units converted from ownership to rental or vice versa must still be compliant with these standards

LOCATION STANDARDS

Allowed in a designated growth area or served by public, special district, or centrally managed water and sewer system

Allowed where multifamily or multiplex dwellings allowed

WATER AND WASTEWATER STANDARDS

Must be connected to a public, special district or other comparable sewer system

Must have proof of septic system capacity, if applicable

Must have public, special district or centrally managed water system proof of service capacity

Must have access to potable well water and meet standards for domestic use

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