

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FOUR

—
H.P. 819 - L.D. 1294

**An Act Regarding the Ordinances Governing Residential Units Located in
Buildings in a Location Zoned for Commercial Use**

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 30-A MRSA §4364-C, sub-§3, as enacted by PL 2023, c. 490, §1, is amended to read:

3. Residential units in commercial zones. As necessary to achieve the statewide and regional housing production goals, a municipality may adopt ordinances to allow the establishment of residential units in high-density areas within buildings located in an area zoned for commercial use, including but not limited to vacant or partially vacant retail property. An ordinance establishing a limit on the number of residential units within a building in a location zoned for commercial use, whether previously adopted or adopted pursuant to this subsection, ~~must~~ may be proportional to the space available for residential units. This subsection is not intended to reduce or change health or safety requirements applicable to residential units located in a municipality.