

Chapter 290, Article III, § 290- 3.2 Definitions.

**ACCESSORY APARTMENT**

A dwelling unit of 600 square feet or less, gross, of living area, that serves as the primary residence of its occupant(s). ~~on a lot with a single family dwelling otherwise too small in area to accommodate an additional dwelling.~~ The accessory apartment shall comply with all applicable building codes and is subject to the State of Maine's Subsurface Wastewater Rules, as may be amended, as well as the minimum ~~lot size requirements for lots~~ dimensional requirements for lots in the shoreland zone. For the purpose of this provision, "primary residence" shall mean a dwelling unit occupied by the same resident for a minimum of six consecutive months, plus one day. The accessory apartment shall be subordinate to the principal structure(s) in size, form, and location and may be attached to or detached from a principal dwelling or contained within an accessory building (e.g. garage) on the lot.

- A. A lot ~~having a single family dwelling~~ shall contain no more than one accessory apartment;
- B. ~~Both~~ All units shall serve as the primary residence of the occupants~~7~~. For those accessory apartments permitted before June 17, 1997, there is not a primary residence requirement.

Chapter 290, Article XA, § 290-10A.5 Off-street parking and loading standards.

(B)1(b): Accessory apartments: ~~one space per unit, except for those in the B-1 and B-TH, which are~~ exempt from off-street parking requirements.