

DEFINITIONS

Affordable Housing: “Affordable housing” means a decent, safe and sanitary dwelling, apartment or other living accommodation where the cost of occupancy is no more than 30% of that family’s household income. Affordable income targeting is meant to create affordability for households at or below 80% AMI (Area Median Income) driven by affordable housing finance requirements. Those affordability targets go to 120% AMI in the context of homeownership (defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended).

Attainable Housing: There is no agreed upon definition about what Attainable housing is, except that it is generally considered market rate (non-deed restricted to remain affordable) housing that can be afforded by people making 80% - 120% AMI. This income parameter aligns with the definition of Workforce Housing.

Comprehensive Plan: “Comprehensive plan” means a document or interrelated documents containing the elements established under section 4326, subsections 1 to 4, including the strategies for an implementation program which are consistent with the goals and guidelines established under subchapter II.

Form Based Code (*aka Form Based Zoning*): “Form-based code” means a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code

offers a powerful alternative to conventional zoning regulation. (defined by Form Based Codes Institute)

Growth Area: “Growth area” means an area that is designated in a municipality’s or region’s comprehensive plan as suitable and desired for residential, commercial or industrial development, or any combinations of those types of development, and into which most development or investment is directed. Growth Areas include the following Placetypes that are common and recognizable settlement patterns in Maine and that are demonstrated to produce a positive municipal return on investment: Downtown, Village Center, Rural Crossroads, High Impact Corridor, Adjacent Neighborhood, Rural Farmstead, and Working Waterfront.

Growth Areas also include locally identified Special Districts that have a unique pattern of development based on an established and recognized historic pattern, which are supported by locally calibrated land use regulations.

Placetypes are identified locally as areas for either limited growth or intended growth. Both limited and intended growth areas may be considered as high value to the municipality, financially, economically, or socially, and as such are intended for ongoing investment in infrastructure, buildings, housing, businesses, and civic spaces and buildings. Limited growth areas, because of their historic pattern of development or extent of build-out under locally calibrated neighborhood standards, may be the focus of ongoing investment, while not the subject of intensive new transformative development. As a result, limited and intended growth areas have different tools for managing development within the placetype.

As part of a comprehensive planning process, a community may identify locations for establishing new placetypes, excluding High Impact Corridors, where the newly established placetype meets the definition herein, excluding the requirement for the year the placetype was planned and built. New placetypes must have adopted locally calibrated neighborhood standards that enable a development pattern that is consistent with the intent and definition of the placetype.

Place Type: “Placetype” means a definable geographic area that includes buildings and streets, as well as other elements, that are familiar and identifiable within Maine based on a number of characteristics related to the size of the developed area, the arrangement of buildings, the pattern and arrangement of streets, the types of activities that occur within buildings, the type of infrastructure, and the presence of civic spaces and civic buildings. The following placetypes are identified and defined in this chapter: Downtown, Village Center, Rural Crossroads, High Impact Corridor, Adjacent Neighborhood, Rural Farmstead, and Working Waterfront.

Rural Area: “Rural area” means a geographic area that is identified and designated in a municipality’s or region’s comprehensive plan as an area that is deserving of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, erosion mitigation, water retention, wildlife habitat, fisheries habitat, scenic lands, public water supplies, scarce or especially vulnerable natural resources, and open lands functionally necessary to support a vibrant rural economy.

Village Center: “Village Center” means an area with a loose grouping of predominantly contiguous mixed-use parcels that contains a mix of multi-story buildings. These areas were planned, built, and/or used for a mix of uses prior to 1940, and typically include buildings of historical or architectural significance. The area primarily consists of buildings that contain commercial, residential, and civic activities. Buildings are typically close together, often attached, and located adjacent to the sidewalk with a zero-foot or shallow front setback. Buildings tend to be located along a loose network of streets. Sidewalks may be present. Village Centers may also be designated in locations for new development where neighborhood standards are in place in local land use regulations.

Workforce Housing: “Workforce housing” means a decent, safe and sanitary dwelling, apartment or other living accommodation where the cost of occupancy is no more than 30% of that family’s household income. Workforce rental units aim to create affordability for households at or below 120% AMI typically driven by affordable housing finance requirements.

Zoning Ordinance: “Zoning ordinance” means a type of land use ordinance that divides a municipality into districts and that prescribes and reasonably applies different regulations in each district.