



Town Of Durham

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MANUFACTURED HOUSING & ACCESSORY APARTMENTS MINOR POLICY CHANGES

Summary

Over the past several decades, the Maine Legislature has imposed limits on home rule authority to regulate manufactured housing, which includes mobile homes, both on individual lots and in mobile home parks, modular homes, and more recently, tiny homes. In the past few years, the Legislature has attempted to respond to the housing crisis by further restricting municipal authority to limit the number of housing units on lots, with enactment of specific requirements for allowed housing density. The proposed amendments address specific areas where Durham's current land use regulations violate State law.

Current vs. Proposed Manufactured Housing & Accessory Apartment Standards

Aspect	Current	Proposed
Tiny Homes	Allowed as a primary housing unit on any lot.	Must be allowed as a stand-alone accessory dwelling unit on any lot.
Accessory Apartments	Must be attached to or contained within a building.	Must be allowed as stand-alone unit.
Mobile Homes on Individual Lots	Must be at least 14 feet wide and have a 3:12 or greater pitched roof.	Must allow any manufactured housing unit that meets State licensing requirements. Cannot require steeper roof pitch than 2:12.
Mobile Home Park Minimum Site Size	Must have at least 20 acres of land for a mobile home park.	Cannot require the area of a mobile home park to be larger than the area needed for the park lots and required features of the park.
Minimum Mobile Home Park Lot Size	Must be at least 40,000 sq. ft. Must be at least 200 ft wide	Cannot require lots to be greater than 20,000 sq. ft. and 100 ft wide with septic systems. (12,000 sq. ft. & 75 ft with central sewer system)
Mobile Home Park Road Requirements	Must meet same road standards as subdivisions (50-foot ROW & 22 ft road width)	Cannot require ROW to be more than 23 ft and road width greater than 20 ft.
Mobile Home Park Utilities	Must be underground if possible.	Must allow overhead electrical lines.

Why the Change?

The Town of Durham cannot enforce zoning laws that violate State law. The proposed changes will bring Durham into compliance with State requirements and eliminate conflicts and confusion for the Code Officer and property owners. The Town will need to make additional changes to housing density based on a law that goes into effect in July of 2027.

We want to hear from you!

Do you support the proposed changes to bring Durham into compliance with Maine laws on manufactured housing and accessory apartments? Do you have any concerns about these changes? Please share your thoughts with the Planning Board during the public participation process. You can submit written comments to the Town Planner for circulation to the Board by emailing townplanner@durhammaine.gov.