

STATE OF MAINE

IN THE YEAR OF OUR LORD

TWO THOUSAND TWENTY-THREE

H.P. 309 - L.D. 492

**An Act to Repurpose Vacant Shopping Mall and Retail Space to Mixed-use
Housing and Retail**

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

Sec. 1. 30-A MRSA §4364-C, sub-§3 is enacted 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 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.