



Community Development Code Division

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Gorham Land Use & Development Code
Chapter 2, Section 2-4, Residential
Adopted Amendment July 7, 2015

C. ACCESSORY APARTMENTS

Accessory apartments are a permitted use in the UR, SR, R districts and subject to the approval of the Code Enforcement Officer and adherence to the following standards:

1. The owners of the principal structure must reside in the principal structure of the accessory unit.
2. The number of occupants of the accessory unit is limited to two.
3. The accessory unit shall contain up to a maximum of 800 square feet of living space.
4. The septic system on the property in question shall be functioning properly at the time of application and is sufficiently designed to meet the new anticipated capacity required under all State and local regulations for septic systems. If expansion of the septic system is required to meet the increased flow, the applicant shall submit an HHE-220 form to the Code Enforcement Officer for review and approval prior to the installation of the system. Any septic system expansions will need to be completed prior to the Certificate of Occupancy” being issued for the accessory apartment.
5. The parking requirements of the Gorham Land Use and Development Code shall be adhered to.
6. Proper ingress and egress shall be provided to the accessory unit.
7. Should the owners of the principal structure be found in noncompliance of the standards contained in this section, the noncompliance shall be considered a violation of this code and subject to the fines and penalty section, and the accessory unit shall be discontinued, and the structure shall revert to single-family use.
8. An accessory apartment which complies with the requirements of this subsection shall not be considered an additional dwelling unit when calculating lot area per family under the space and bulk regulations of the Code.
9. Only one accessory apartment per principal structure shall be permitted on a lot.