



**TOWN OF KITTERY**  
**Planning and Development Department**  
**200 Rogers Road, Kittery, ME 03904**  
**Telephone: 207-475-1307**

**TO:** KITTERY LAND ISSUES COMMITTEE  
**FROM:** ADAM CAUSEY, DIRECTOR OF PLANNING & DEVELOPMENT  
**SUBJECT:** PROPOSED LAND USE ORDINANCE AMENDMENT – AFFORDABLE HOUSING IN MIXED USE – NEIGHBORHOOD (MU-N) ZONE  
**DATE:** JANUARY 31, 2022

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In 2019, Town Council adopted changes to the Land Use & Development Code that included requirements for affordable housing in certain zones. This was done in conjunction with density and dimensional updates for the Commercial C-1 & C-3 zones. These affordable housing regulations – also known as “inclusionary zoning” – require that proposed developments planning to build five or more units must include at least 10% of those units as “affordable housing units,” which restrict occupancy based on median income metrics set for the Town.

The Mixed-Use Neighborhood (MU-N) zone was last altered in 2018 but did not include any affordable housing requirements. The previous changes set the stage for the Seacoast Residences project at 76 Dennett Road, which will inject much needed market rate housing units to the area. However, the lack of affordable housing is still a major issue in Kittery and the region. In creating the earlier inclusionary zoning language, the plan was to introduce the concept in an iterative manner and debate zones where it seems most appropriate. Given the MU-N zone was designed as a growth area and remains largely undeveloped, staff believes it is appropriate to add the inclusionary zoning language to this zone.

Attached to this memo are (1) the proposed code update to MU-N and (2) the location map of MU-N zone, and (3) existing affordable housing regulations from Title 16.

Thank you,

Adam Causey, AICP  
Planning & Development Director