

City of Auburn, Maine

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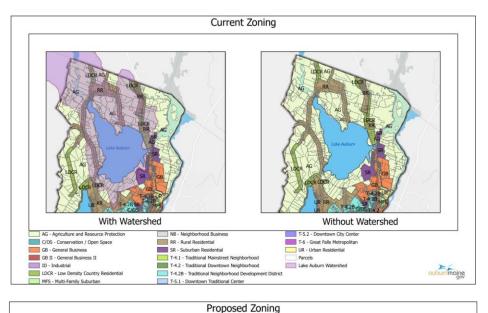
Date: October 10, 2023

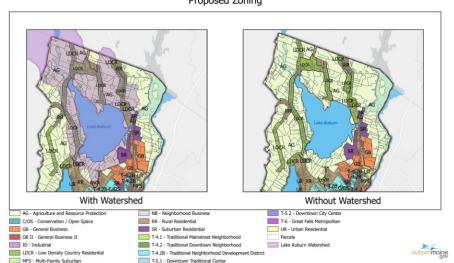
To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Staff Report on Proposed Map Change Converting Rural Residential Zoning District to Low Density Country Residence Zone within the Lake Auburn Watershed Overlay District.

- Workshop/ Map Amendment: Consider amending the official zoning map of the City of Auburn entitled "City of Auburn, Zoning Map, dated May 16, 2016," revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance changing all areas in the Low-Density Rural Residence or Rural Residence (RR) zoning district within the Lake Auburn watershed to the Low-Density Country Residence (LDCR) zoning district. This map change is to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.
- II. Background: The City of Auburn is proposing several amendments to Chapter 60, Article XII, Division 4 Lake Auburn Watershed Overlay District. One such change includes amending subsurface wastewater disposal (SSWD) system standards to require that the limiting soil horizon be at least 36 inches below the bottom of the disposal field and allows for mounded leach fields to create this separation. The current standard, which the planning board may recommend updating in November, requires that the limiting factor must be at least 36 inches below the organic horizon. This current standard does not allow for the most efficient treatment of effluent. The proposed update is intended to improve the efficiency of approximately 251 existing systems within the Lake Auburn Watershed thereby reducing the accumulation of nonpoint source pollution into Lake Auburn. This change in design standard also would have the likely effect of rendering more lots in the





Lake Auburn Watershed Overlay district buildable, creating more septic systems, more land-based runoff, and less forested or vegetated area to collect nutrients before they enter the Lake. The planning board recommended to city council that changing the septic standards should coincide with changing the zoning in the Lake Auburn Watershed to allow fewer houses to offset the possible unwanted development in the watershed of Auburn's drinking water supply.

This map amendment proposes changing all land in the Low-Density Rural Residence or Rural Residence (RR) zoning district, shown in brown, to the Low-Density Country Residence (LDCR) zoning district, shown in green, within the Lake Auburn Watershed Overlay District. This change reduces the density from one dwelling unit per acre and minimum 250 feet road frontage to one dwelling unit per three acres and minimum 325 feet road frontage. For reference, the relevant meetings to this point have been listed below.

Previous Meetings and Actions:

- Apr. 12, 2022— Planning Board forwarded a favorable recommendation contingent upon the change coinciding with a zone change reducing housing density in Lake Auburn watershed from one dwelling unit per acre to one dwelling units per three acres in the currently existing Rural Residence district in the Lake Auburn Watershed Overlay District.
- May 2, 2022—City Council orders the Planning Board to consider a zone change reducing housing density in the Lake Auburn Watershed from one dwelling per acre to one dwelling per three acres in the Rural Residence zoning district in the Lake Auburn Watershed.
- May 3, 2023—Special Planning Board workshop to consider reducing the housing density in all parts of the Lake Auburn Watershed from one unit per acre to one-unit per three acres by changing RR sone to the LDCR zone.
- Aug. 15, 2022—City Council Workshop on reducing housing density in Lake Auburn Watershed from one dwelling unit per acre to one dwelling unit per three acres in the Rural Residential District in the Lake Auburn Watershed.
- October 11, 2022—Planning Board Public Hearing to change RR to LDCR in all portions of the Lake Auburn watershed. Motion to recommend change to Council.
- III. **Planning Board Action:** Review text changes, provide staff with feedback, and prepare for public hearing on these items in November.