



## City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

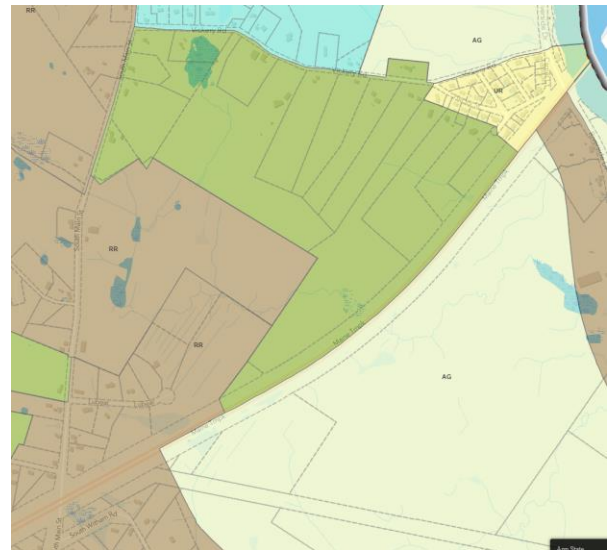
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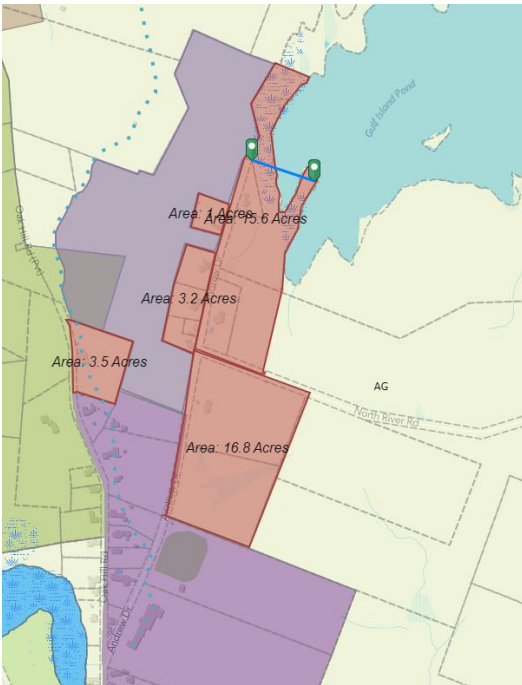
Date: December 12, 2023  
To: Auburn Planning Board  
From: Katherine Cook, Planning Coordinator  
Re: **Workshop on future zoning and land use actions**

- I. Workshop/ Upcoming Zoning Discussions:** Review possible zoning text and map amendments for future consideration. These include initiating zoning map amendments near Vickery Road and in East Auburn near Andrew Drive. Also consider possible amendments to Chapter 60 of the City of Auburn's Code of Ordinances to comply with LD 2003.
- II. Background:** Over the past planning board term, the Planning Board has considered several possible zoning changes or expansions of enacted zoning changes which could not be realized at the time due to the number of other projects and proposals to review. Some future zoning changes may require an amendment to the Comprehensive Plan. This would be consistent with the timeline of Auburn's Comprehensive Plan amendment. They are meant to be updated every ten years. The last full amendment was in 2010, and there was a partial amendment and addition of a chapter in 2021. Previously discussed possible zoning changes include the following:

1. Applying a new zone that achieves the Comprehensive Plan-supported density of 8 units/acre from Vickery Road to the Turnpike. This follows discussion of amending the zoning in this area to form based code T-4.2B Vickery Road neighborhood to South Main Street. The planning board voted, initially to extend a strip of T-4.2B zoning along Vickery Road to connect two areas that were proposed to be rezoned, though the planning board's preference was to extend the zoning further south to the turnpike instead of a strip along Vickery Road. The city council initially voted against applying T-4.2B zoning south of Vickery Road because the Comprehensive Plan calls for a lower density of 8 units per acre instead of 16. The first image (right) shows the considered area.



2. Extending the Suburban Residence (SR) zoning district in the East Auburn, Andrew Drive neighborhood. This follows a petition to amend the zoning of 150 Andrew Drive from the Agriculture and Resource Protection (AGRP or AG) zoning district to the Suburban Residence zoning district. The planning board forwarded a favorable recommendation to the city council to amend the zoning as requested in the petition and implored that they review the zoning on Andrew Drive in the future. This followed discussion of this area being part of the historic East Auburn



village core. The second image (left) shows the considered area with the purple overlay representing existing SR zoning and the red overlay representing future possible SR zoning.

**3. Amending the City of Auburn’s zoning ordinance to comply with State Law, LD 2003, “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions.”** LD 2003 was put into effect to encourage housing development in Maine and to require that Maine municipalities allow housing where previously restrictive zoning would have barred it. This also disallows single-family-only zoning in many areas. The guidance document to help municipalities enact the state law offers several sections are directed toward the zoning ordinances of municipal governments, including:

- a. Allowing for additional density for affordable housing developments in certain areas
- b. Allowing between two and four housing units per lot where housing is permitted
- c. Allowing accessory dwelling units to be allowed on the same lot as the principal, single family residence.
- d. Requiring that the state set forth regional housing goals so the municipality can have guidance and comply with LD 2003.

Auburn already allows a second single-family dwelling unit to be added to a lot where two-family dwelling units are allowed, and one single family dwelling exists on the lot. Auburn has also implemented Form-Based Code in many areas of the city, like the Traditional Neighborhood Development District (T-4.2 & T-4.2B), which do not have density caps, development based on form rather than density.

In the coming meetings, we will evaluate where Auburn’s Code of Ordinances should be amended to not conflict with state law. At this workshop, we welcome all questions, perceived conflicts, or initiatives.

**III. Planning Board Suggested Action:** Direct city staff on what the planning board would like to review or “take off the table” in the upcoming zoning decisions, put forth any questions regarding Auburn’s zoning or LD-2003, and/or offer any other planning board initiatives and actions staff should prepare for.