

## City of Auburn, Maine

Office of Planning & Permitting
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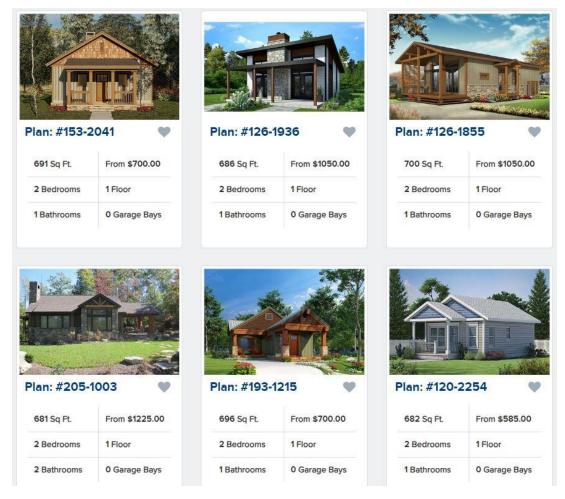
To: Auburn Planning Board From: John Blais, Deputy Director

Re: Workshop on minimum dwelling size pursuant to Chapter 60, Article XVII, Division 2-Sec. 60-2

**Definitions** 

Date: August 10th, 2022

**PROPOSAL**: Currently, the existing ordinance definition requires a minimum of 700 SF of net floor space for single-family attached and detached dwelling. State Law (Chapter 219, Sec 1. 30-A MRSA §4363), provides provisions for tiny homes of up to 400 square feet. However, this leaves a gap in the allowable size of new dwelling units, where units ranging from 401 to 699 SF are in what is considered a "void in allowance" and is currently not allowed. Below are some examples of homes below 700SF.



I. PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests a planning board discuss the proposals and direct staff to prepare to hold a Public Hearing on September 12<sup>th</sup>, 2023. Staff then recommends that the Board forward a positive recommendation to the Council supporting the proposed changes to drop the 700 SF requirement for minimum dwelling size for the following reasons:

- 1. Auburn has a minimum home size of 700sf. State Law mandates allowing smaller "tiny homes" of less than 400sf. This creates a gap where a homeowner with a 400 sf home cannot add on unless they exceed 700sf total floor area: this is illogical.
- 2. In January, LD2003 as a mended will require this change. This will make Auburn compliant with this element of the new State Law and allow flexibility in constructing new smaller homes.