

Community Conversation | August 1, 2023

Map Updates Area A, B, C and D

Planning, Permitting & Code



AGENDA

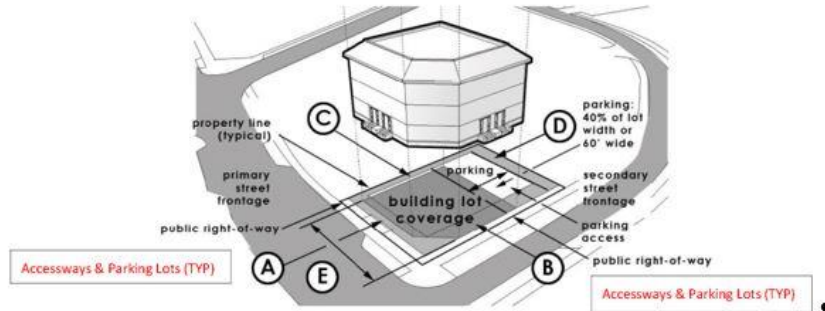
- What is T4.2.B?
- Where is it being considered as a zoning district?
- What is LD 2003?
- Questions/Discussion
- Individual property reviews - What does T.4.2B mean for my property?(Time permitting or take a card and call us anytime)

BACKGROUND

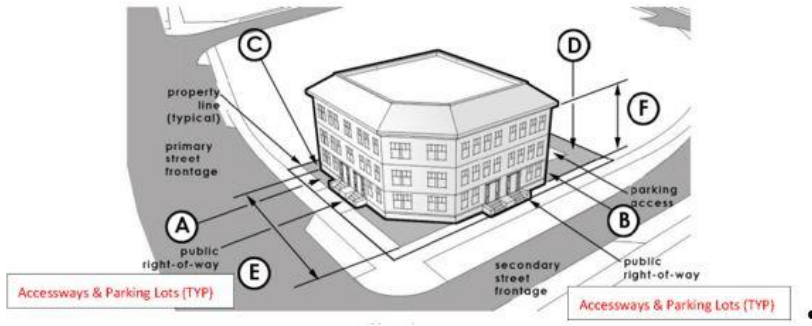
Last year, a discussion on rezoning areas A-D to T-4.2B to allow greater housing opportunity as proposed in the Comprehensive Plan took place at multiple public meetings. The maps which were presented in public notice are similar to those discussed last year, with some updates. Looking for feedback tonight as we prepare for a Planning Board Public Hearing and vote August 8th.

FORM BASED CODE (T-4.2B)

• Sec. 60-548B.1. Building placement and configuration T-4.2B.¶



Elevated Building Placement¶



Building Placement on Lot¶

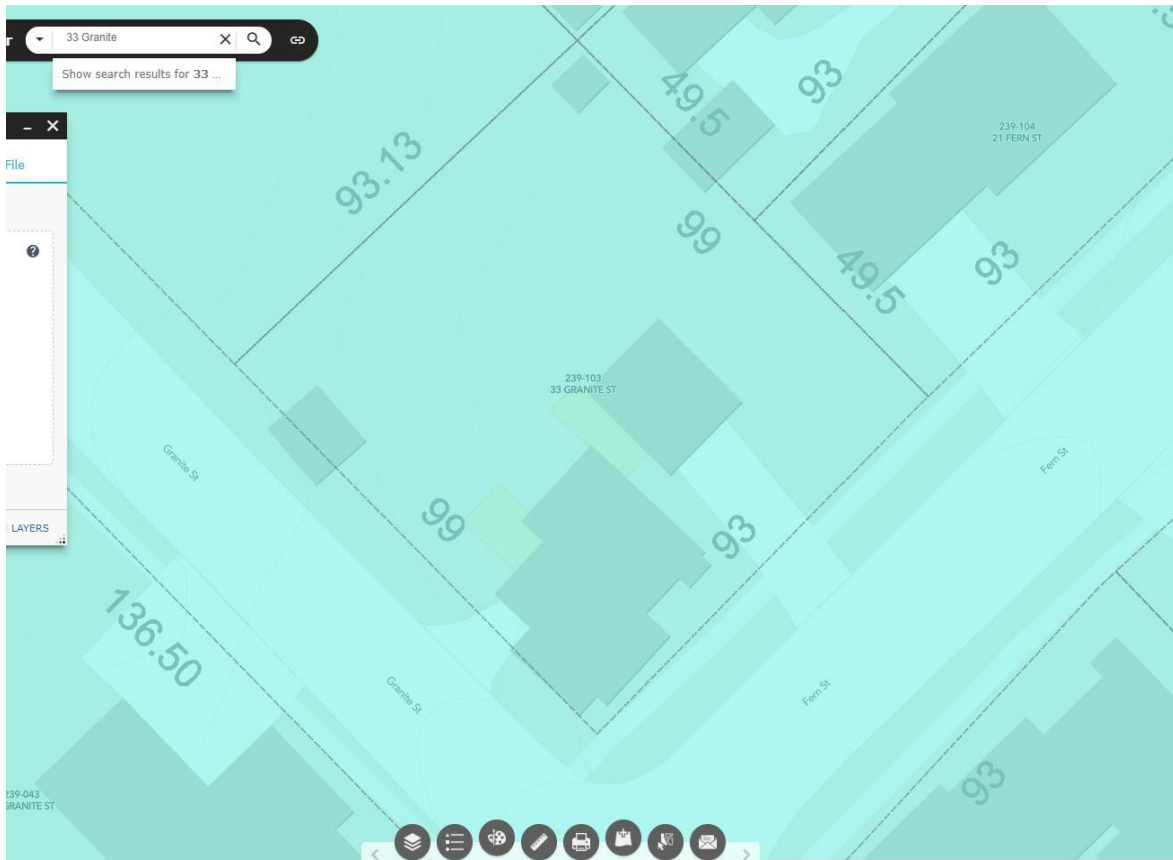
PRINCIPAL BUILDING PLACEMENT: ¤	¤	¤
Front setback, principal: ¤	5-ft.-min./25-ft.-max. ¤	(A)-¤
(Corner lot)-front setback, secondary: ¤	5-ft.-min./15-ft.-max. ¤	(B)-¤
Side setback: ¤	5-ft.-min. ¤	(C)-¤
Rear setback: ¤	10-ft.-min. ¤	(D)-¤
Building lot coverage: ¤	70%-Max. ¤	¤
Useable open space: ¤	10%-Min. ¤	¤
Frontage build-out: ¤	60%-min.-(along front setback, primary) ¤	¤
Lot Width: ¤	24-ft.-min/120-ft.-max. ¤	¤
PRINCIPAL BUILDING CONFIGURATION: ¤	¤	¤
Building width: ¤	14-ft.-min./110-ft.-max. ¤	(E)-¤
Building height minimum: ¤	1-story-min. ¤	(F)-¤
Building height maximum: ¤	3-story-max. ¤	(F)-(excluding attic story)-¤

USE(1)	T-4.1	T-4.2B (4)	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS(2)
Residential Use Type							
Single family	P	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	P	1 sp/DU
Multi-family	P	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & breakfast < 4 rooms	S	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & breakfast > 4 rooms	S	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/child care facility	S	S	S	S	S	P	½ sp/employee plus 1 sp/8 users
Home occupation	P	P	P	P	P	P	Based on use type (ch. 60, art. IX)
Community based residential facilities	P	S	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding house/ lodging house	P	S	P	P	S	X	1 sp/guestroom plus 1 sp/employee
Office/Service							
Professional offices	S	S	S	P	P	P	None
Medical and dental clinics	S	S	S	P	P	P	None
Personal services	S	S		P	P	P	None
Retail Type Use							
General retail	S	S	S	P	P	P	None
Age restricted retail(3)	S	X	S	S	S	S	None
Specialty shops	S	P	P	P	P	P	None
Restaurant up to 30 seats	X	S	S	P	P	P	None
w/16 outdoor							
Restaurant over 30 seats		X	S	S	P	P	None
w/16 outdoor							
Halls, private clubs, indoor amusement	S	S	S	S	P	P	None
Artist studios, performing art center	S	S	S	P	P	P	None

Sec. 60-554. Form based code use and parking matrix.

Key:	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU =	Dwelling unit

Civic							
Church or places of worship	S	S	S	P	P	P	None
Government offices	X	S	X	P	P	P	None
Art galleries	S	P	P	P	P	P	None
Transportation facilities	X	X	X	S	S	S	None
Adaptive reuse of structures of community significance	S	S	S	S	S	S	None
Public safety services(5)	S	S	S	S	S	S	None
Government service(5)	S	S	S	S	S	S	None
Municipal or public utilities and communication facilities(5)	S	S	S	S	S	S	None
Municipal services	P	P	P	P	P	P	None
Detention facility(5)	X	X	X	X	S	X	None



New Homes in T-4.2B

33 Granite Street



New Homes in T-4.2B

14 Weaver St



New Homes in T-4.2B

230 Lake Street

AREAS A - D

**Changes from
maps reviewed
last year**

- **Five CONSERVATION/OPEN SPACE DISTRICT (COS) Designated Parcels:**

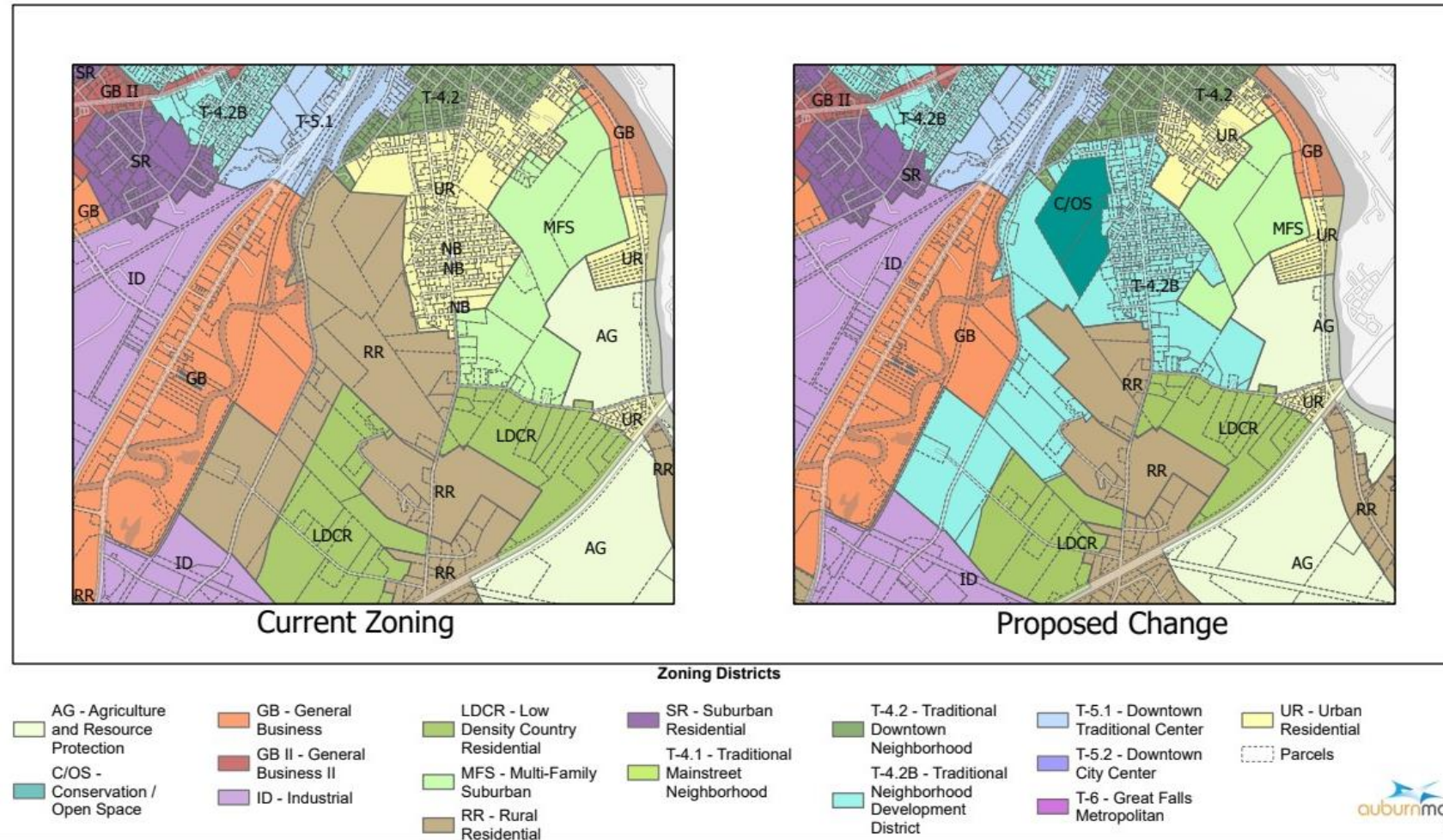
1. 61.5 +/- acres at Parcel I.D. 201-053-001 known as "Huston Field";
 2. 53.5 +/- acres at Sherwood Heights School (Aka Sherwood Forest) at 32 Sherwood Dr. (PID 200-028);
 3. 27.3 +/- acres at Oak Hill Cemetery on Riverside Drive (PID 212-001);
 4. 25 +/- acres off Reginald St. Owned by Androscoggin Land Trust Parcel (PID 191-101-003);
 5. 27.53 +/- acres off Lafayette St owned by Androscoggin Land Trust (PID 200-010).
- "Area A" now split between "A1" and "A2" for the public hearing
 - "Area B" is now "Area B1." Area "B2" was added along Vickery Road to connect Areas "A1" and "B2" at Planning Board Request.
 - "Area C" slightly cleaned the boundary lines of the zoning districts
 - Area north Bobbin Mill Brook was removed from "Area D"

AREA A1 and Future Mobility Corridor

Discussion Considerations

1. UR, RR and MFS: to T-4.2B
2. Future Mobility Corridor
 1. Identified in Comp Plan
 2. Identified Turnpike interchange planning efforts.
 3. Special considerations for future development
3. What is T-4.2B?

Area A1

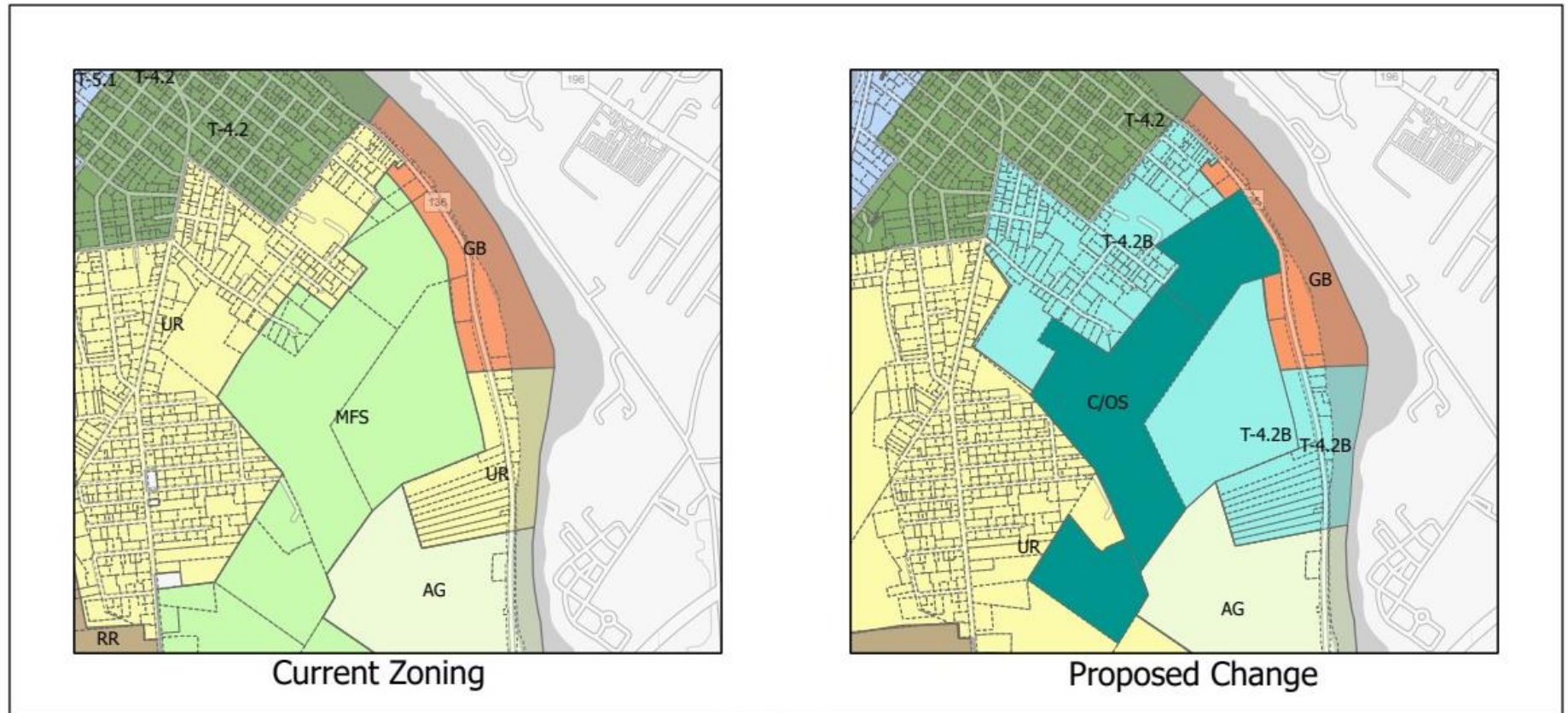


AREA A2

Discussion Considerations

1. UR, and MFS to T-4.2B
2. What is T-4.2B?

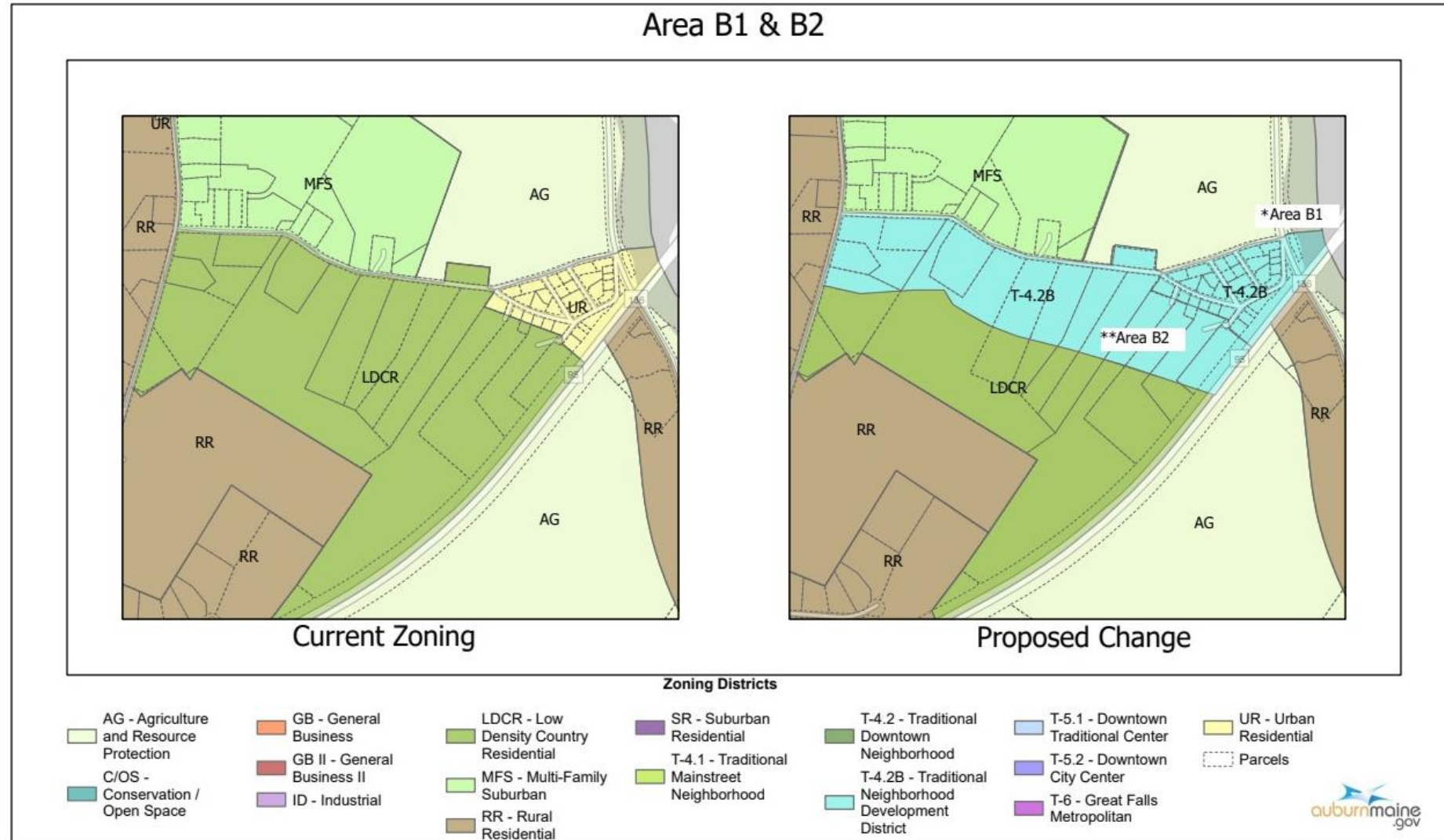
Area A2



AREA B1 & B2

Discussion Considerations

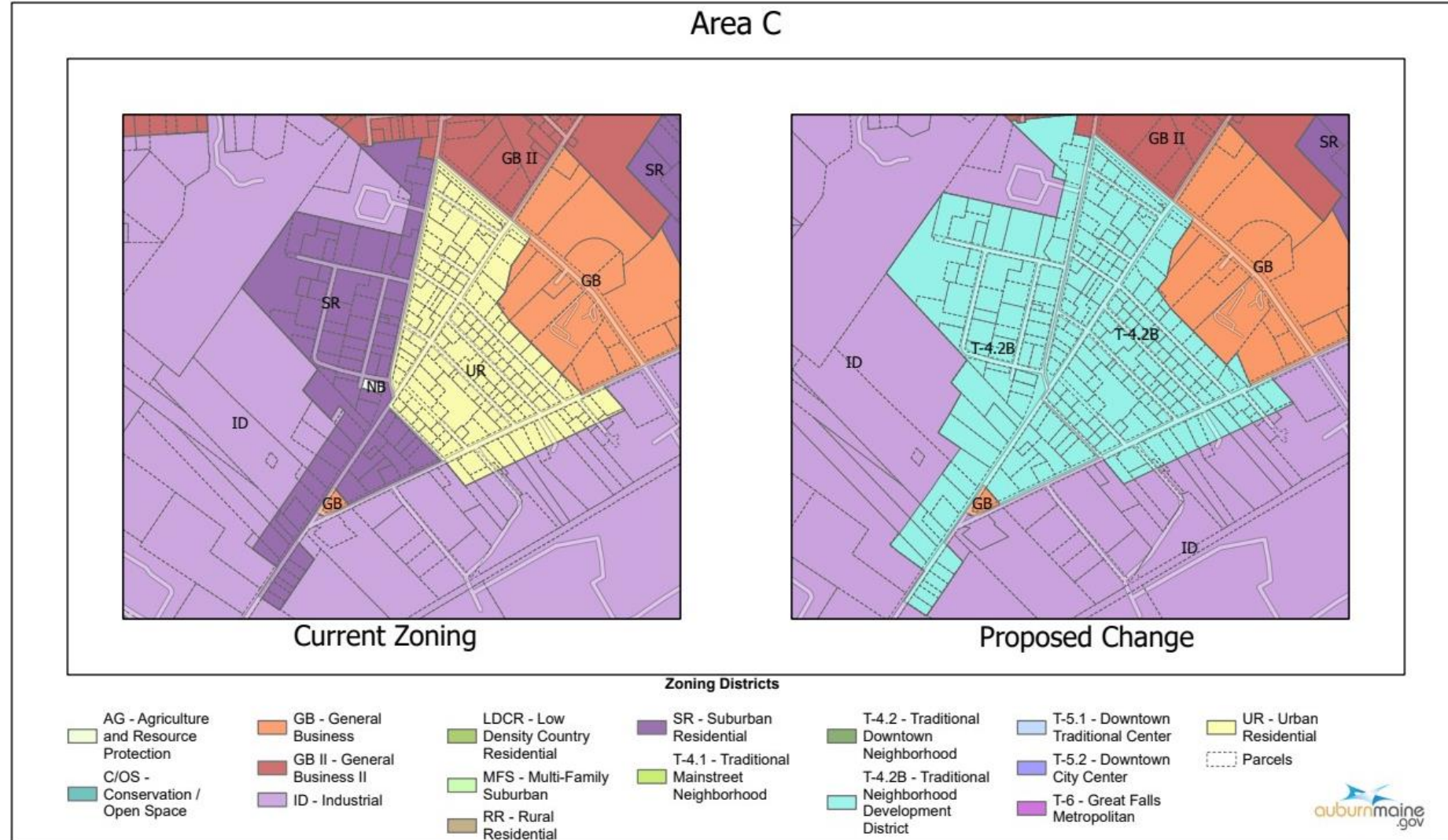
1. UR and LDCR to T-4.2B. Allowed residential uses to include multifamily to 3.5 stories-very limited business uses. Density up to 14 Units per acre. Example: 10,000 SF lot could allow for 3 units.



AREA C

Discussion Considerations

1. UR and SR to T-4.2B. Allowed residential uses to include multifamily to 3.5 stories- limited business uses.
2. Update boundary to include parcels 198-036 (.22 acres), 198-037 (1.30 acres) and 198-038 (1.23 acres)
3. Update Map (acres & color)

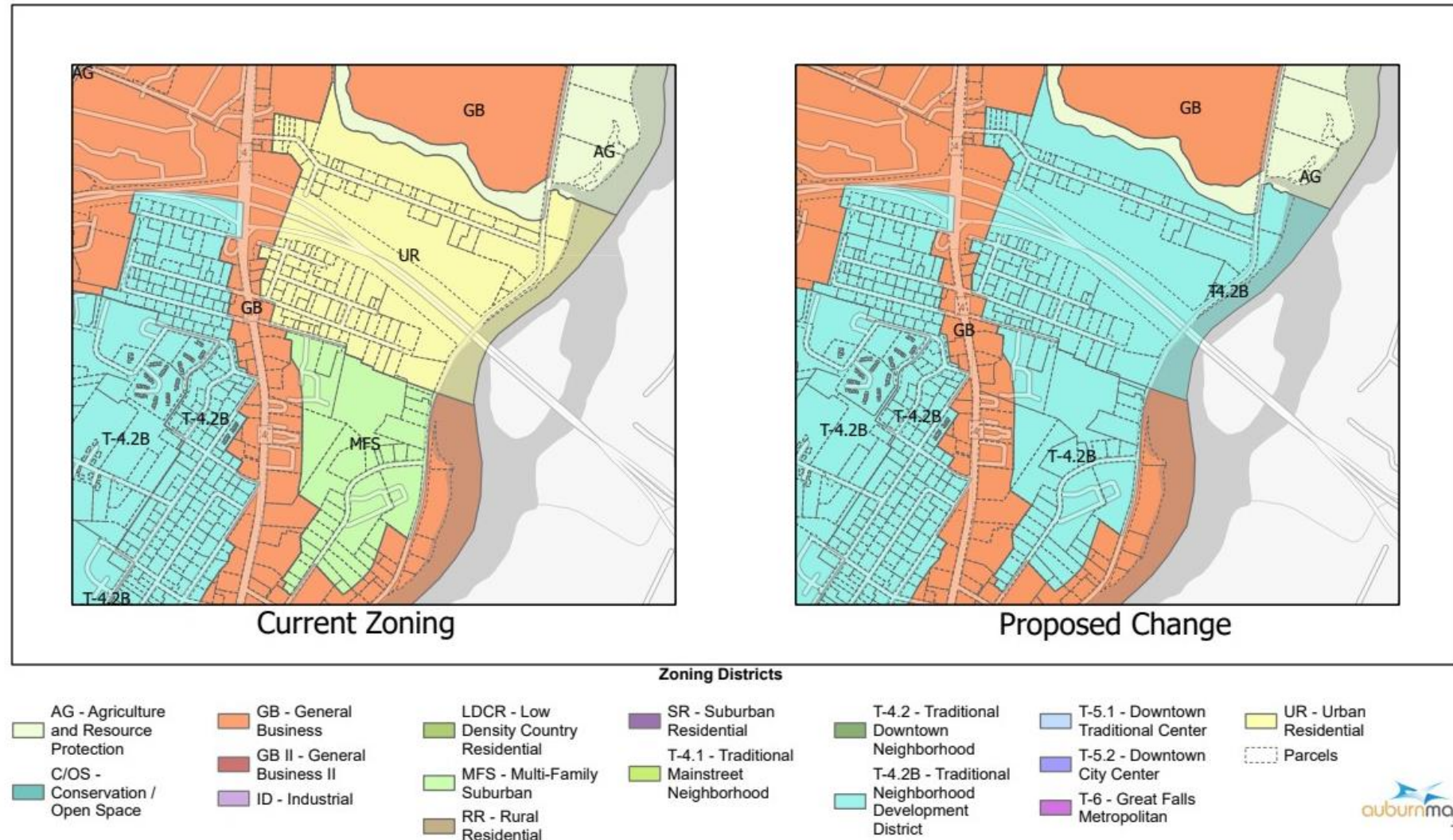


AREA D

Discussion Considerations

1. UR, GB and MFS: to T-4.2B
2. Update map acres and color.
3. Add additional lots to zoning.

Area D



WHAT IS LD 2003?

LD 2003 is “An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions,” It was signed into law by Governor Mills on April 27, 2022. This law is designed to remove unnecessary regulatory barriers to housing production in Maine. Auburn needs to comply with it by January 2024.

LD 2003 has the following sections that are relevant to municipal government.

1. Section 4 allows for additional density for “affordable housing developments” in certain areas.
2. Section 5 generally requires that municipalities allow between two and four housing units per lot where housing is permitted.
3. Section 6 requires that municipalities allow accessory dwelling units to be located on the same lot as a single-family home, under certain conditions.
4. Sections 3 and 7 require that the state establish statewide and regional housing production goals and set forth ways in which local governments can coordinate with that goal.

Thoughts Questions Comments