


# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning and Development

To: Auburn Planning Board

From: Douglas M. Greene, AICP, RLA; City Planner 

Date: February 5, 2015

RE: February 10, 2015 Planning Board Meeting

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I'm looking forward to the February meeting, where, on its one year anniversary, you'll have an opportunity to adopt your new Policies and Procedures (once you repeal the 2002 By-Laws). I'll also report to you on the City Council's action on the Planning Board Code of Ordinance amendment.

You'll see additional material for the 1<sup>st</sup> Draft Form Base Code, a table of contents and an introduction "intent" section.

Also on the agenda is your annual meeting and election of officers. Also, Chairman Bowyer asked that everyone come to the meeting with an annual work plan for a group discussion on setting a work plan for 2015.

As always, please call me if you will not be able to make the meeting.



# **AUBURN PLANNING BOARD MEETING**

**February 10, 2015**

## **Agenda**

**6:00 P.M. - City Council Chambers (Auburn Hall)**

**1. ROLL CALL**

**2. MINUTES**

Review and approval request of the January 13, 2014 Meeting Minutes

**3. PUBLIC HEARINGS** None this month

**4. OLD BUSINESS:**

- A. Adoption of Auburn Planning Board Policies and Procedures
- B. Staff presentation of a draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development.
- C. Planning Board Review of 1<sup>st</sup> Draft Form Based Code- Alan Manoian

**5. NEW BUSINESS:**

- A. Annual Meeting- Election of Officers

**6. PUBLIC COMMENT:**

**7. MISCELLANEOUS:**

**8. ADJOURNMENT:**

Next scheduled meeting is on March 10, 2015 6 p.m. Council Chambers

## **CITY OF AUBURN PLANNING BOARD POLICIES AND PROCEDURES**

### **ARTICLE I. Objectives**

The objectives and purpose of the Planning Board of the City of Auburn, Maine, are those set forth in the Auburn City Charter, those powers and duties delegated to the Planning Board by the City Council in Chapter 60 of the Auburn City Ordinances and those objectives and powers set forth in Maine Revised Statutes.

### **ARTICLE II. Planning Board Membership**

- A. The membership and composition of the Planning Board shall be defined in the City of Auburn Code of Ordinances under Chapter 2, Article V, Division 4, Section 2-466.
- B. Rules regarding the appointment of Planning Board members shall be defined in the City of Auburn Code of Ordinances under Chapter 2, Article V, Division 4, Section 2-466.
- C. Attendance at all Planning Board meetings (Public Hearings and Workshops) shall not drop below 50% within a 12 month period. If attendance does drop below this level, the Planning Board Chairperson may forward a recommendation to the City Council to remove that Board member.
- D. If a situation occurs that does not allow a Board member to attend a meeting, a call to the Planning and Development staff is required
- E. The Planning Board Chairperson may forward a recommendation to the City Council to remove a single Board member for cause at any time given that such action is taken under the consensus of the Board.

### **ARTICLE III. Officers and Their Duties**

- A. The Officers and their Duties of the Planning Board shall be defined in the City of Auburn Code of Ordinances under Chapter 2, Article V, Division 4, Section 2-467.
- B. The Chairperson shall preside at all meetings and hearings of the Planning Board and shall have the duties normally conferred by parliamentary usage as written in "Roberts Rules of Order."
- C. The Chairperson shall have the privilege of discussing all matters before the Board and to vote thereon.

## **ARTICLE IV. Election of Officers**

- A. Officers shall be nominated from the floor and elected at the regular February meeting.
- B. If more than one member is nominated for the same position, then the Board shall vote by private ballot
- C. A candidate receiving a majority vote of the membership of the Planning Board present at the meeting shall be declared elected and shall serve one year or until his or her successor shall take office.
- D. Vacancies in offices shall be filled at the first possible regular meeting after the occurrence of the vacancy in the manner described in the previous Sections of this Article.

## **ARTICLE V. Planning Board Submissions**

- A. **Complete Application**  
In order to be placed on the Planning Board agenda, an application, petition or amendment must satisfy the conditions contained in Chapter 60 of the City of Auburn Code of Ordinances. The Planning Board authorizes the Planning and Development Staff to review and notify the applicant within 5 working days of submission that either:
  - 1.) The application is not complete and is not accepted for processing and shall enumerate the materials that are missing; or
  - 2.) One or more required minor elements are missing or inadequate and need to be submitted within 8 working days or within 13 days before the planning board meeting or the application will be determined not to be complete; or
  - 3.) the application is complete and a public hearing is scheduled for the date of the next Planning Board meeting to be held after notification requirements have been met.
- B. **Corrective Action**  
All deficient plans and documents must be submitted to the Planning and Permitting Services Department at least thirteen (13) days prior to the meeting.
- C. **Timing of Revisions and Communications**  
Additional applicant revisions or communications to the Board must be submitted to the Planning and Permitting Services Department no later than the end of day Wednesday before the Planning Board meeting.



D. **Exceptions**

The Board may nonetheless, in accordance with state and local law and at it's own discretion, consider an application, petition or amendment that fails to meet sections (a) through (c), if the Board finds initially that failure to satisfy this Article was justified or due to excusable error or neglect.

E. **Ex Parte or Outside Communications-**

To be considered by the Board all information, such as evidence, data, reports, positions for and against and the like shall be submitted so as to be available to all Board members, the staff and the public at an open public meeting. If one or more Board members are contacted privately by an individual, such as an applicant or a person potentially affected by a proposed development, outside of an open public meeting, they must respond by saying that to be considered by the Board information has to be submitted so as to be available at an open public meeting. In other words, contact with one or more Board members privately and outside the context of an open public meeting is not allowed.

F. **Site Visits-**

Outside of a duly advertised site visit by the whole Board individual Board members are encouraged to visit the site of applications to the Board to familiarize themselves with the site and the surrounding neighborhood but should discourage the applicant or any neighbors or other interested parties from attempting to privately provide information or argue for or against an application because such information must be submitted so as to be available to all Board members, the staff and the public at an open public meeting.

## **ARTICLE VI. Meetings**

A. **Date of Meeting**

Regular meetings will be held on the second Tuesday of each month at 6:00 p.m. at the Auburn City Building provided that the Board, , may vote to hold its meeting on any other day in the month, or at any other place, or at any other time of day or upon confirmation of a majority of the Board members.

B. **Quorum and Voting**

The basis for meeting a quorum, as well as taking acting by voting, shall be defined in the City of Auburn Code of Ordinances under Chapter 2, Article V, Division 4, Section 2-469. In addition, a tie vote shall be considered final action by the Board and an application, petition or proposed amendment shall be deemed denied if the Board's final action results in a tie vote. Voting shall be by roll call where requested by any member except on unanimous vote. A record of the roll call vote shall be kept as part of the record.

C. **Special Meetings**

Special meetings may be called by the Chairperson. Special meetings shall be called by the Chairperson when requested to do so by four of the members of the Board. The notice of such a meeting shall specify the purposes for which it is called and no other business shall be considered except by unanimous consent if all Board members are present. The Staff Secretary shall notify all members of the Board at least two (2) days in advance of such special meeting.

D. **No New Business**

No new agenda items will begin after 9:00 p.m. except with the unanimous consent of all Board Members present.

E. **Postponement Due to Time**

If during the course of a Planning Board meeting it becomes apparent that the Board will not reach certain agenda items, the Board, prior to or after the 9:00 p.m. cut-off may postpone items or portions of items to the next scheduled meeting of the Board by majority vote of members present at the meeting.

F. **Associate Members**

If seven regular Planning Board Members are not present, then the Associate Board Members will take the place of the absent members for voting purposes in an alternating manner. The participating Associate Member(s) will have full voting privileges

## **ARTICLE VII. Order of Business**

A. The normal **order of business** for the Board shall be as follows:

1. Roll Call
2. Approval of Minutes
3. Public Hearings
4. Old Business
5. New Business
6. Public Comment
7. Miscellaneous
8. Adjournment

B. **Changing the Order of Business**

The normal order of business may be altered by consent of the Board.

## **ARTICLE VIII. Public Hearings**

### **A. Additional Public Hearing**

In addition to those required by law, the Board may, at its discretion, hold public hearings when it decides that such hearings will be in the public interest.

### **B. Public Notice**

The City shall publish in a newspaper, 2 public notices, the first at least 12 days before the hearing and the second notice at least 7 days before the hearing. Each notice shall state the time, date, place and general information on the subject to be heard.

### **C. Notification to Abutters**

Notice of Public Hearings for Subdivisions, Site Plan Reviews, Special Exceptions and Zoning Map and/or Text Amendments shall be made to all abutters at least 14 days prior to the public hearing. Abutters mean owners of property within 500 feet of the land under consideration. Any revisions to an application shall be submitted to the Planning Office no later than the Wednesday preceding the next scheduled meeting.

### **D. Additional Notification**

The Planning Office shall post all available application materials on the City web site by the Friday prior to the public hearing. In addition, notice may be sent by requests from identified community/neighborhood groups, City Councilors, other interested citizens or public agencies that might be interested or affected.

### **E. Policies and Procedures Manual**

The Staff shall make Planning Board's Policies and Procedures Manual available to applicants during the application process and to interested parties on the City's website.

### **F. Preparation for the Public Hearing-**

All the information, plans, reports and the like that may be presented or used at the public hearing shall be presented to the Planning Office no later than end of day the Wednesday before the Planning Board meeting and shall be made available to the public by the close of business on the Friday preceding the hearing. The objective is to provide time for the staff, the Board and the public to have a reasonable time period to review and analyze all the material. No information, plan, report or the like may be submitted on the day of or at the public hearing unless approved by the Planning Board. .

The staff shall post all meeting materials including the agenda, draft minutes, the staff report, and all application materials, on the City of Auburn/Planning Board web site by the close of business on the Friday preceding the hearing. Applications shall be available for inspection in the offices of the Planning and Permitting Department during business hours.

Similarly, if members of the public have prepared written material or reports about a petition or application in a compatible electronic format, they should coordinate with the staff in order for it to be included in the meeting material to be posted.

These Policies and Procedures will be posted on the City's website so that the applicant/petitioner and the public will be aware how the hearing will be conducted.

**G. Conduct at the Public Hearing**

**1. Status of Board Members:**

Any regular Board member may want to recuse him/her self from acting on the application/petition because of a conflict of interest or personal reason. Any member who does shall surrender his/her seat and either leave the chamber or sit in the back of the room. Such member shall not communicate with other members of the Board who are acting on an application/petition and shall not address the Board if they are a party at interest who is potentially affected by the application/petition.

In the case where a member does not have a conflict of interest, as defined by (Maine Revised Statutes, Title 1, Chapter 25 and M.R.S.A. Section 2605, Chapter 30-A, Conflict of Interest and Auburn Code of Ordinances-, Chapter 2, Administration, Article III, Officers and Employees, Division 2, Ethics and Conflicts of Interest) but believes he/she may have the appearance of a conflict, the member shall state the situation and the remaining regular members of the Board shall vote whether they believe a conflict does exist and the member should sit or not.

One Associate member shall be selected to hear and act upon the application/petition for each regular member who is absent or recuses him/her self. Sitting in a public hearing shall be alternated between the two Associate members.

In the case where a hearing is continued to a subsequent meeting and all of the members who sat on the original hearing are not present, a regular member who was absent at the earlier hearing may sit on the continued meeting provided he/she certifies that he/she has familiarized themselves with the testimony and proceedings of the previous hearing.

**2. Staff Report:**

A member of the staff shall present the report prepared by the staff or any other relevant information. Board members may ask questions and seek clarification of the application/petition, potential impacts of the development, if approved, provisions of the Zoning Ordinance or of other applicable regulations and laws. It is not appropriate, at this time, for Board members to comment on the merits of the application/petition and whether it should be approved or not. Those comments should be reserved until after the presentation by the applicant and testimony given by the public. The

Staff Report will also contain draft motions and findings for either approval or disapproval.

**3. Presentation by the Petitioner/Applicant-**

After the presentation of the staff report and questions about it from the Board, the applicant shall make the case for approval of the application or petition and any analysis of the potential impacts of the proposed development. The applicant shall be prepared to respond to questions from the Board or the staff.

In the case of a petition to amend the Zoning Ordinance or the Zoning Map, everyone should be aware that the potential impacts are not limited to the property of the petitioner but would be applicable to all properties in the city in the same zoning district classification. Similarly everyone should be aware that approval of the petition does not limit the extent of development to a specific proposal described by the petitioner. A change of zoning district designation, or the text of the Zoning Ordinance, entitles the petitioner, or all property owners in the same zoning district classification elsewhere in the city to the full development potential described for that zoning district classification. Other uses or a more intensive development, different than a petitioner's specific proposal, may be authorized in that zoning district classification.

**4. Public Participation and Comments:**

A public hearing is an open meeting as described in (M.R.S.A., Title 1, Section 403 and Auburn Code of Ordinances-, Chapter 2 – Administration, Article V, Boards, Commissions and Committees, Divisions 4, Planning Board). The public is entitled to listen to the proceedings. The public is invited to participate in the proceedings at times designated herein. An open meeting does not mean the public is allowed to participate in an ongoing dialogue with the Board or the staff throughout the meeting. Any person may speak; it is not limited to nearby neighbors or to residents of Auburn. Any person who speaks may support, or oppose the application/petition or ask questions of the staff, the Board or the applicant.

The applicant, any member of the public, or any public official addressing the Board shall use the microphones in the chamber. They shall first give their name and address and if representing and speaking in behalf of another party shall so state. All public hearings are recorded to be available for the record. If a person does not use the microphone their comments may not be recorded.

Any member of the public or any public official addressing the Board shall be limited in speaking to five minutes. At the Chair's discretion, an additional five minutes may be granted. A speaker should not repeat, at length, arguments or points made by previous speakers. They should briefly state their agreement or support for those positions. Reading of prepared speeches is not encouraged. The Board welcomes submittal of prepared written statements that will be included in the record.

This part of the hearing is not intended to be a debate, dialogue or rebuttal between the speaker and the Board or staff. Primarily the Board will listen to the testimony but may ask questions of the speaker for clarification of his/her position.

Speakers will be recognized in the order in which they come forward. The hearing is not arranged to hear all of the proponents and then all of the opponents, or vice versa.

It is not the practice of the Board to take a poll of those in favor and those opposed. The number of people with a particular position is not a factor; the strength of their arguments is what matters.

In the interests of an orderly public hearing all persons speaking shall seek recognition from the chair and shall not speak directly to Board members, staff or other members of the public except as the Chair may direct. Board members and staff shall also seek recognition from the chair before speaking to other persons.

The objective of the hearing is to hear testimony. There will be time for dialogue and debate on the merits of the application/petition by the Planning Board later. After all persons who want to speak have done so, the Board will move to close the public comment part of the hearing. After that motion discussion will be limited to Board members and staff.

**5. Discussion, Action by the Board:**

After the presentation by the applicant and public comment, the Chair will call for a general discussion among the Board to gauge their perspective on the application/petition. Members may, through the chair, direct a question to the applicant for clarification. Also, members may think the application/petition might be acceptable if subjected to certain limiting conditions. Through the chair, the member may ask the applicant whether such condition is acceptable.

After general discussion, if it appears there is a consensus, a motion will be in order. After a motion is made and seconded, there will be discussion on the specific motion. Other members may suggest amendment to the original motion and ask the maker of the motion if it is acceptable.

Following parliamentary procedure the Board will decide, by vote, whether to approve, with or without conditions, disapprove or defer action on the application/petition. The vote of the Board on the motion constitutes the decision of the Board and for determining the timing of subsequent actions, such as appeals.

After the vote is taken and the decision made, the Chair shall announce that the applicant will receive written record of the decision within 5 working days of the decision, which shall also be posted on the City's website.

## **ARTICLE IX. Jurisdiction and Duties**

- A. The jurisdiction and duties of the Planning Board shall be defined in the City of Auburn Code of Ordinances under Chapter 2, Article V, Division 4, Section 2-475.

## **ARTICLE IX. Amendments**

These Policies and Procedures may be amended by a majority vote of the membership of the Planning Board present, to include both Regular and Associate members of the Board, provided that a quorum, consisting of five members is met. An affirmative vote by at least five members shall be necessary to authorize any action to amend the By-Laws.

The Planning Board will review these Policies and Procedures every two years at its annual meeting in February.

**\* Disclaimer:** These Policies and Procedures are for the benefit of the Auburn Planning Board, applicants seeking Planning Board action, and the general public. Any conflict between the Auburn Planning Board's Policies and Procedures and State or Local laws shall be superseded by State or Local law.

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning and Development

To: Auburn Planning Board

From: Douglas M. Greene, AICP, RLA; City Planner *DMG*

Date: February 3, 2015

RE: Multi-Family Zoning Text Amendment

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As a result of interest by property owners to develop multi-family developments in areas designated by Moderate Density Residential Development in the 2010 Comprehensive Plan, the Planning Staff has researched the situation and presented its findings to the Planning Board in November 2014 and January 2015.

To summarize the discussion to date, the existing zones that allow multi-family development are Multi-Family Suburban (MFS) and Multi-Family Urban (MRU) Districts. The MFS District allows 17 dwelling units per acre (for multi-family) and the MFU allows 26 dwelling units per acre (for multi-family). The 2010 Comprehensive Plan contains a land use category, "Moderate Density Residential Development", which recommends allowing multi-family development at a density of 6-8 dwelling units per acre. The research revealed that there is a discrepancy between the Zoning Ordinance and the 2010 Comprehensive Plan in that the Zoning Ordinance does not have a zone that would allow multi-family development with a lower density than MFS or MFU allows.

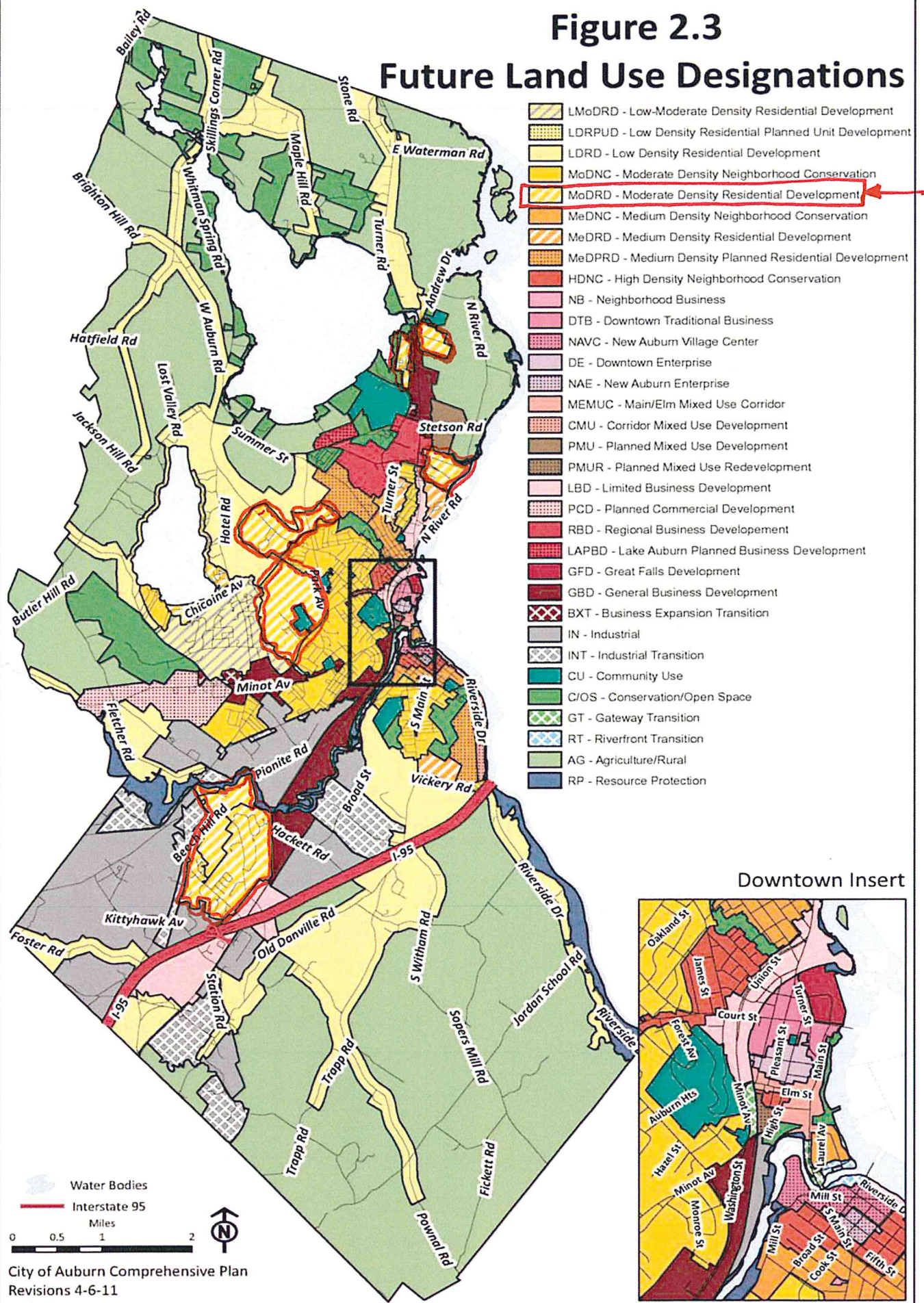
At their January 13, 2015 meeting, the Planning Board requested the Staff prepare a draft Zoning Text Amendment that would resolve the density conflict between existing Zoning and the Comprehensive Plan. The Staff would like to present that draft ordinance along with the following attachments:

1. A map showing areas recommended for Moderate Density Residential Development in the 2010 Comprehensive Plan.
2. The language for the Moderate Density Residential Development Land Use Category from the 2010 Comprehensive Plan.
3. Summary Table of (Zoning) District Requirements. (note highlighted densities)
4. Existing Multi-family Suburban and Multi-family Urban sections from the Auburn Zoning Ordinance.
5. Draft Moderate Density Residential District Ordinance.



# Figure 2.3

## Future Land Use Designations





subdivisions along existing roads should not be allowed. New development should be designed to minimize the number of vehicular access points to existing collector or other through roads. This designation is considered to be provisional for areas that are currently zoned Agriculture/Resource Protection – in this situation the current Ag/RP zoning or its equivalent should remain in place until a planned development proposal is under active consideration by the property owner.

**Allowed Uses** – The following general types of uses should be allowed as part of a planned development in the Medium Density Planned Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- multifamily housing
- elderly housing
- assisted living and retirement housing
- home occupations
- community services and government uses
- recreational facilities and open space

In addition, small-scale office and service uses (< 5,000 square feet) should be permitted as part of a planned development as long as the scale and intensity of the uses are compatible with the residential nature of the development and they are integrated into the overall development.

Agriculture including animal husbandry should be allowed as an interim use in these areas,

**Development Standards** – Multifamily housing and townhouse style development should be allowed at a density of up to 10-12 units per acre, while single and two-family housing should be allowed at a density of up to 6-8 units per acre. The development standards should require that the development be designed to reflect the opportunities and constraints of the parcel and the adjacent area. Therefore, the standards should allow flexibility in how the units/lots are laid out, as long as the design is consistent with the site's characteristics. Planned developments should be required to set aside 15-25% of the gross area as open space or conservation land. New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

### **Moderate Density Residential Development District (MoDRD)**

**Objective** – Allow for the development of a limited range of residential and community uses at a density of up to 6-8 units per acre in areas that are served or can be served by public sewerage and public water (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

**Allowed Uses** – The following general types of uses should be allowed within the Moderate Density Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- multifamily housing
- home occupations
- community services and government uses
- agriculture

**Development Standards** – Multifamily housing and townhouse style development should be allowed at a density of up to 6-8 units per acre while single and two-family housing should be allowed at a density of up to 4-6 units per acre. The development standards should allow for more dense development and smaller lots for projects that do not use existing collector or through roads for access to individual units/lots. The lot size for detached single family homes that are not part of a development should be as small as 7,500 – 10,000 square feet. Lot frontage requirements on existing collector and other through roads should be around 100 feet but should be reduced for lots that are accessed from existing local streets or streets within a development. In general, the minimum front setback should be 20-25 feet. Side and rear setbacks should be established that relate to the size and width of the lot.

### **Low-Moderate Density Residential Development District (LMoDRD)**

**Objective** – Allow for the development of residential and community uses at a density of up to 2-3 units per acre in areas that are typically not served by public sewerage (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

**Allowed Uses** – The following general types of uses should be allowed within the Low-Moderate Density Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- home occupations
- community services and government uses
- agriculture

**Development Standards** – Single and two-family housing and townhouse style development should be allowed at a density of up to 2-3 units per acre. The development standards should allow for more dense development and smaller lots for projects that do not use existing collector or through roads for access to individual units/lots. The lot size for detached single family homes that are not part of a development should be as small as 15,000 to 20,000 square feet. Lot frontage requirements on existing collector and other through roads should be around



## Summary Table of District Requirements

District	Minimum Lot			Minimum Lines			Max Lot Coverage %	Max Height Principal Bldg	Max Height Accessory Bldg	Min Distance Between Main Bldgs	Density Dwelling Units / Acre	Open Space / Coverage
	Area sf (ac.)	Width	Depth	Rear	Side	Front						
AG	435,600 (10)	250	200	25	15	(a) 25	None	35	(e) 65	None	1 (Per 10 Acres)	N/A
LDCR	130,680 (3)	325	200	50	25	(b) 50	None	35	(e) 65	None	1 (Per 3 Acres)	N/A
RR	43,560 (1)	250	150	(c) 25	(d) 15	(a) 25	None	35	(e) 65	None	1	N/A
SR	21,780 (0.5)	150	125	(c) 25	(d) 15	(a) 25	None	35	(e) 65	None	2 (Per Acre)	N/A
UR	10,000 (1-F) 12,000 (2-F)	100	100	(c) 25	(d) 15	(a) 25	None	35	(e) 65	None	4 (1 Fam) 6 (2 Fam)	N/A
MFS	10,000 (1-F)	100	100	(c) 25	(d) 15	(a) 25	None	35	(e) 65	(n) 30	4 (1 Fam)	Open Space 50%
	12,000 (2-F)	100	100								6 (2 Fam)	
	14,000 (3-F)	100	100								9 (3 Fam)	
	16,000 (4-F)	100	100								10 (4 Fam)	
	(f) Multi	100	200					45	(e) 65		17 (Multi)	
MFU	5000 (1-F)	50	100	(c) 25	(d) 15	(a) 25	None	45	(r) 65	(n) 30	8 (1 Fam)	Open Space 50%
	6,500 (2-F)	50	100								13 (2 Fam)	
	8,000 (3-F)	50	100								15 (3 Fam)	
	9,500 (4-F)	50	100								17 (4 Fam)	
	(q) Multi	50	100								26 (Multi)	
NB	None	None	None	(c) 35	(h) 25	(c) 25	40	35	(e) 65	None	None	Building Cov. 40%
GB GBII	10,000	100	100	(i) 35	(i) 25	(c) 25	30	(k) 45	None	(n) 30	Same as for MFS District	Building Cov. 30%
CB	None	None	None	(m) 35	5	None	80	75	None	(n) 30	(p) More Than One	Building Cov. 80%
ID	None	150	250	(m) 50	(o) 35	(g) 35	40	(k) 75	None	(n) 30	Same as for CB District	Building Cov. 40%
DEZ	5000 (1-F)	50	100	(c) 25	5	10	75	(w) 45 Max Height For Steeples & Towers 90 Feet		None		COVERAGE (Bld & Pk)  For Commercial: 75%  For Residential: 65%
	7500 (2-F)	75	100									
	10,000 (3-F)	100	100									
	(u) 10,000 (Multi)											
	(v) 5000 (Townhouse)											

- a.) If average depth of lot is less than 100', front yard needs to be no deeper than 25% of the average depth of lot.
- b.) If average depth of lot is less than 200', front yard needs to be no deeper than 25% of the average depth of lot.
- c.) Or 25% of the average depth of lot, whichever is less.
- d.) Minimum 5', add 1 foot for each 5 feet, or part thereof, of street frontage over 50' to a maximum of 15'.
- e.) All setbacks shall be increased by 1' for each foot in height in excess of 35'.
- f.) MFS: 10,000 sq ft for first unit; 2,000 sq ft for each additional unit.
- g.) Or 15% of the average depth of lot, whichever is less.
- h.) Minimum 5', add 1 foot for every 4' or part thereof, of street frontage over 49' to a maximum of 25'.
- i.) Or 35% of average depth of lot, whichever is less.
- j.) Add 1' for every 2' or part thereof in street frontage over 60' maximum of 25'.
- k.) Except Airport Approach Zone – Federal Aviation Admin height regs apply.
- l.) None required unless structures on adjacent lots have front yard setbacks – need not be any deeper than the average lots adjacent.
- m.) Or 20% of the average depth of the lot, whichever is less.
- n.) Or height of highest building, whichever is greater.
- o.) Minimum 5', add 1' for every 3' or part thereof increase in street frontage over 60' to a maximum of 35'.
- p.) Provided building(s) meet all setback requirements and are separated by a distance equivalent to the height of the higher building or 30', whichever is greater.
- q.) MFU: 5,000 sq ft for first unit; 1,500 sq ft for each additional unit.
- r.) Each setback shall be increased by 1' for each foot in height in excess of 45'.
- s.) Multi-Family Buildings: 10,000 sq ft of lot area for the first dwelling unit, and 2,000 sq ft of lot area for each additional dwelling unit; no lot shall be less than 100' in width and 100' in depth.
- t.) Townhouses: 5,000 sq ft minimum lot area, 5,000 sq ft of lot area + 1,500 sq ft minimum lot area per dwelling and not less than 50' in width and 100' in depth.

# Attachment 4

## DIVISION 7-B. - MULTIFAMILY SUBURBAN DISTRICT

### Sec. 60-305. - Purpose.

This district is intended to stabilize and protect medium to high density residential areas by providing for a varied denser urban pattern made suitable to the needs of the population by encouraging a range of dwelling types. This multifamily zone has a maximum density of 17 dwelling units per acre, yet retains the open character of residential areas by requiring 50 percent green space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

(Ord. of 9-21-2009, § 3.44A)

### Sec. 60-306. - Use regulations.

#### (a) *Permitted uses.* The following uses are permitted:

- (1) One-family detached dwellings.
- (2) Two-family dwellings.
- (3) Multifamily dwellings in existence on September 23, 1988.
- (4) Attached single-family dwellings, provided that they are approved by the planning board as part of a planned residential unit development and subdivision, under the provisions of division 10 of article IV and division 4 of article XVI of this chapter.
- (5) Farming of field crops, row crops, orchards or truck gardens.
- (6) Shelter for abused persons.
- (7) Accessory uses, buildings or structures.
- (8) Newly constructed multifamily dwellings and existing structures expanded to contain three or more additional dwelling units within a five-year period, provided that they are approved by the planning board as a subdivision under division 4 of article XVI of this chapter.
- (9) Municipal uses and buildings.

#### (b) *Special exception uses.* The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:

- (1) All uses are permitted by special exception in the Urban Residence (UR) District (division 7 of article IV of this chapter).
- (2) Off-street parking lot, provided that:
  - a. Such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same zone.
  - b. Reasonable conditions imposed by the planning board regarding location, fencing, screening, drainage, ingress and egress, signs and lighting and total capacity of the parking area designed to protect the residential character of the neighborhood are met.
- (3) Professional offices.
  - a. Shall be in buildings which are listed on the state resource list and/or federal historic register.
  - b. All renovations to the building either internally and externally or both to accommodate the office use shall be accomplished in conformance with accepted historic preservation and rehabilitation guidelines.
  - c. A single sign to identify the building and its uses, conforming to the requirements contained in article VI of this chapter. Signs shall not be lighted.



Sec. 60-307. - Dimensional regulations.

All structures in this district, except as noted, shall be subject to the following dimensional regulations.

- (1) *Minimum lot area, width and depth.* For each building erected, there shall be provided lot areas as follows:
- a. Building housing one family: 10,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - b. Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - c. Buildings housing three families: 14,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - d. Buildings housing four families: 16,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - e. Multifamily buildings: 10,000 square feet minimum lot area for the first dwelling unit and 2,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 100 feet width and 200 feet in depth. More than one principal building per lot is allowed.
- (2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	4 units per acre
Two-family	6 units per acre
Three-family	9 units per acre
Four-family	10 units per acre
Multifamily	17 units per acre

Not less than 50 percent of the net acreage shall be devoted to green area. Green space shall be deemed to include patios, whether paved or not, pedestrian walks, and landscaping within parking lots, but no off-street parking spaces, driveways, or common roads. For townhouse projects, the green area of individual lots may be counted toward the 50 percent green space requirement of the project. Net acreage shall include all land contained within the project except dedicated streets or street rights-of-way shown on the city's adopted master development plan or proposed to be so included within a reasonable period of time.

- (3) *Yard requirements.*
- a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet or 25 percent of the average depth of lot, whichever is less.
  - b. *Side.* There shall be a minimum distance of five feet between any building and the side property line plus the side yard setback shall be increased one foot for every five feet or

part thereof increase in street frontage over 50 feet to a maximum of 15 feet for side yard setback.

- c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
- d. *Principal buildings.* More than one principal building may be erected on a lot, provided that the building meet all yard setback requirements and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.

(4) *Height.* The height of all structures shall be limited to 2½ stories of 35 feet, except as follows:

- a. Multifamily buildings shall have a maximum height of 45 feet from grade.
- b. A church or temple or windmill may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.

(5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in articles V through XI of this chapter.

(Ord. of 9-21-2009, § 3.44C)



## DIVISION 8. - MULTIFAMILY URBAN DISTRICT

### Sec. 60-333. - Purpose.

This district is intended to stabilize and protect high density residential areas by providing for a varied, denser, urban pattern made suitable to the built-up portions of the city. This multifamily zone has a maximum density of 26 dwelling units per net acre, yet retains the open character of residential areas by requiring 50 percent green space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

(Ord. of 9-21-2009, § 3.44A)

### Sec. 60-334. - Use regulations.

- (a) *Permitted uses.* All uses permitted in the Multifamily Suburban (MFS) District except section 60-306(a)(5).
- (b) *Special exception uses.* The following uses are permitted special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:
  - (1) All uses permitted by special exception in the Multifamily Suburban (MFS) District (division 8 of article IV of this chapter).
  - (2) Medical and dental clinics, provided that:
    - a. Shall be in buildings which are listed on the state resource list and/or federal historic register.
    - b. All renovations to the building either internally or externally or both to accommodate the office use shall be accomplished in conformance with the accepted historic preservation and rehabilitation guidelines.
    - c. A single sign to identify the building and its uses, conforming to the requirements contained in article VI of this chapter. Signs shall not be lighted.

(Ord. of 9-21-2009, § 3.45B)

### Sec. 60-335. - Dimensional regulations.

All structures in this district, except as noted, shall be subject to the following dimensional regulations:

- (1) *Minimum lot area, width and depth.* For each building erected there shall be provided lot areas as follows:
  - a. Building housing one family: 5,000 square feet minimum lot area, not less than 50 feet width, and 100 feet in depth.
  - b. Buildings housing two families: 6,500 square feet minimum lot area, not less than 50 feet width, and 100 feet in depth.
  - c. Buildings housing three families: 8,000 square feet minimum lot area, not less than 50 feet width, and 100 feet in depth.
  - d. Buildings housing four families: 9,500 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - e. Multifamily buildings: 5,000 square feet minimum lot area for the first dwelling unit and 1,500 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 50 feet width and 100 feet in depth. More than one principal building per lot is allowed. Buildings located inside the fire zone (as defined in the city building code) are subject to the requirements of chapter 12, pertaining to buildings and building regulations.

(2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	8 units per acre
Two-family	13 units per acre
Three-family	15 units per acre
Four-family	17 units per acre
Multifamily	26 units per acre

Not less than 50 percent of the net acreage shall be devoted to green area. Green space shall be deemed to include patios, whether paved or not, pedestrian walks, and landscaping within parking lots, but no off-street parking spaces, driveways, or common roads. For townhouse projects, the green area of individual lots may be counted toward the 50 percent green space requirement of the project. Net acreage shall include all land contained within the project except dedicated streets or street rights-of-way shown on the city's adopted master development plan or proposed to be so included within a reasonable period of time.

(3) *Yard requirements.*

- a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet or 25 percent of the average depth of lot, whichever is less.
- b. *Side.* There shall be a minimum distance of five feet between any building and the side property line plus the side yard setback shall be increased one foot for every five feet or part thereof increase in street frontage over 50 feet to a maximum of 15 feet for side yard setback.
- c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
- d. *Principal buildings.* More than one principal building may be erected on a lot, provided that the building meet all yard setback requirements and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.

(4) *Height.* The height of all structures shall be limited to two and one-half stories or 35 feet, except as follows: A church or temple or windmill may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 45 feet.

(5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in articles V through XI of this chapter.

(Ord. of 9-21-2009, § 3.45C)



<b>D R A F T</b>
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## DIVISION 7-A. – MODERATE DENSITY RESIDENTIAL DISTRICT

## Sec. 60-305. - Purpose.

This district is intended to allow moderate density residential development as proposed in the Comprehensive Plan. This district provides for and encourages a wide variety of residential types and a mixture of rental and home ownership and age friendly housing. This zone has a maximum density of 10 dwelling units per acre, and requires 25 percent usable open green space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

## Sec. 60-306. - Use regulations.

(a) *Permitted uses.* The following uses are permitted:

- (1) One-family detached dwellings.
- (2) Two-family dwellings.
- (3) Multifamily dwellings.
- (4) Attached single-family dwellings, provided that they are approved by the planning board as part of a planned residential unit development and subdivision, under the provisions of division 10 of article IV and division 4 of article XVI of this chapter.
- (5) Farming of field crops, row crops, orchards or truck gardens.
- (6) Shelter for abused persons.
- (7) Accessory uses, buildings or structures.
- (8) Accessory Dwellings.
- (9) Municipal uses and buildings.

(b) *Special exception uses.* The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:

- (1) All uses are permitted by special exception in the Urban Residence (UR) District (division 7 of article IV of this chapter).
- (2) Off-street parking lot, provided that:
  - a. Such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same zone.
  - b. Reasonable conditions imposed by the planning board regarding location, fencing, screening, drainage, ingress and egress, signs and lighting and total capacity of the parking area designed to protect the residential character of the neighborhood are met.
- (3) Professional offices.
  - a. Shall be in buildings which are listed on the state resource list and/or federal historic register.
  - b. All renovations to the building either internally and externally or both to accommodate the office use shall be accomplished in conformance with accepted historic preservation and rehabilitation guidelines.
  - c. A single sign to identify the building and its uses, conforming to the requirements contained in article VI of this chapter. Signs shall not be lighted.

## Sec. 60-307. - Dimensional regulations.

All structures in this district, except as noted, shall be subject to the following dimensional regulations.

- (1) *Minimum lot area, width and depth.* For each building erected, there shall be provided lot areas as follows:
- a. Building housing one family: 10,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - b. Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - c. Multifamily buildings: 10,000 square feet minimum lot area for the first dwelling unit and 2,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 100 feet width and 200 feet in depth. More than one principal building per lot is allowed.

- (2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	4 units per acre
Two-family	6 units per acre
Multifamily	10 units per acre

Not less than 25 percent of the net acreage shall be devoted to useable open or green space. Usable open or green space shall be accessible to residents, shall not be steep sloped (over 10% slope), shall not include wetlands, may include paved or not, pedestrian walks or trails, and grassy, open area for play. Net acreage shall include all land contained within the project except dedicated streets or street rights-of-way shown on the city's adopted master development plan or proposed to be so included within a reasonable period of time.

- (3) *Yard requirements.*
- a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet or 25 percent of the average depth of lot, whichever is less.
  - b. *Side.* There shall be a minimum distance of five feet between any building and the side property line plus the side yard setback shall be increased one foot for every five feet or part thereof increase in street frontage over 50 feet to a maximum of 15 feet for side yard setback.
  - c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
  - d. *Principal buildings.* More than one principal building may be erected on a lot, provided that the building meet all yard setback requirements and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.
- (4) *Height.* The height of all structures shall be limited to 2½ stories of 35 feet, except as follows:
- a. Multifamily buildings shall have a maximum height of 45 feet from grade.

- b. A church or temple or windmill may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.
- (5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in articles V through XI of this chapter.

DRAFT



## INTENT of CODE

The Downtown Auburn/New Auburn Form-Based Code is designed to foster a vibrant and highly-valued downtown and riverfront district, including great traditional mercantile streets, remarkable civic spaces, a compelling evening scene, and appealing urban neighborhoods; all contained within a walkable and human-scale built environment. A lively mix of uses with shopfronts, sidewalk cafes, world-class public art & sculpture, and additional commercial uses at the street level, overlooked by a healthy canopy of sidewalk shade trees, fine architecture, upper story professional offices and residences. The Form-Based Code shall serve as the foundation for Downtown Auburn's 21<sup>st</sup> century "Place-Based" & "Innovation/Creativity-Based" Economic & Community Development platform.



Development and redevelopment within the designated Downtown Auburn/New Auburn District shall be regulated by the Downtown Auburn/New Auburn Form-Based Code in order to achieve the vision set forth in the 2011 Auburn Comprehensive Plan and the 1997 ADAPT Plan.

The Downtown Auburn/New Auburn Form-Based Code provides the specific means to guide and deliver the implementation of the citizen-endorsed vision for the development and

redevelopment of all properties and streets within the designated Downtown Auburn/New Auburn District.

The Downtown Auburn/New Auburn Form-Based Code (also referred herein as the “Form-Based Code” or the “Code”) is a legal document that regulates land-development by setting careful and coherent standards on building form – while employing more flexible parameters relative to building use and density. This greater emphasis on physical form is intended to deliver safe, attractive and enjoyable public spaces, also known as “The Public Realm”, (good streets, sidewalks, riverfronts, neighborhoods and parks), complimented with a healthy mix of uses and engaging diversity.



With proper and more traditional urban form a greater integration of building uses is natural and comfortable. The Form-Based Code uses simple and clear graphic prescriptions and parameters for height, siting and building elements to address the basic necessities of good and sustainable urban form.

Wherever there appears to a conflict between the Downtown Auburn/New Auburn Form-Based Code and the City of Auburn Zoning Code (as applied to a particular property in the designated Downtown Form-Based Code district), the requirements specifically set forth in the “Form-Based Code” shall prevail. For development standards not covered by the “Form-Based Code”, the other applicable sections in the City of Auburn Zoning Code shall be used as the requirement. Similarly, all development must comply with all relative Federal, State, County and/or local regulations and ordinances.

# Downtown Auburn/New Auburn Form-Based Code

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## Downtown Auburn & New Auburn Form-Based Code Building Development Standards (1/2015) (T4.1, T4.2, T5.1, T5.2, T6.)

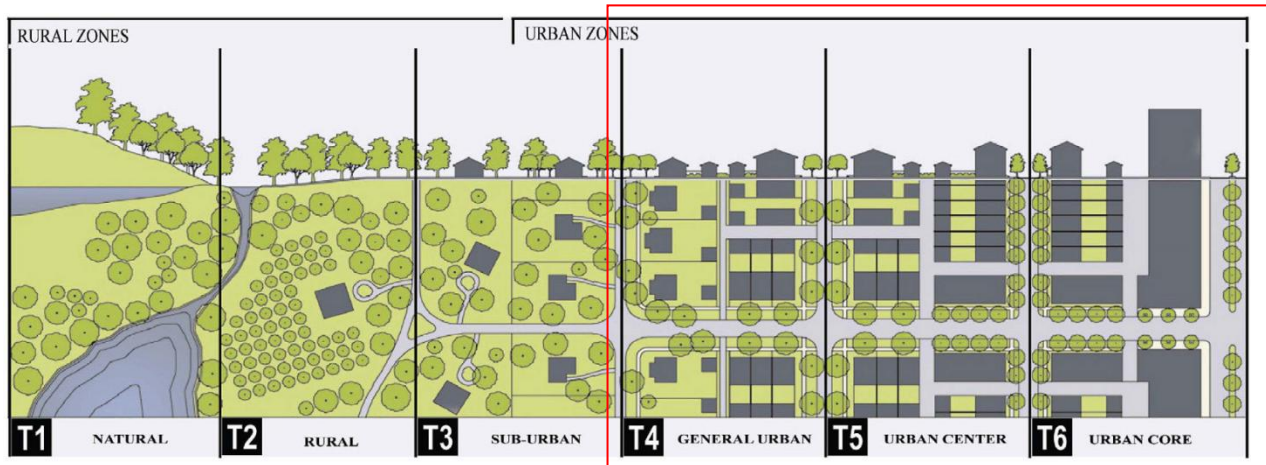
### Purpose

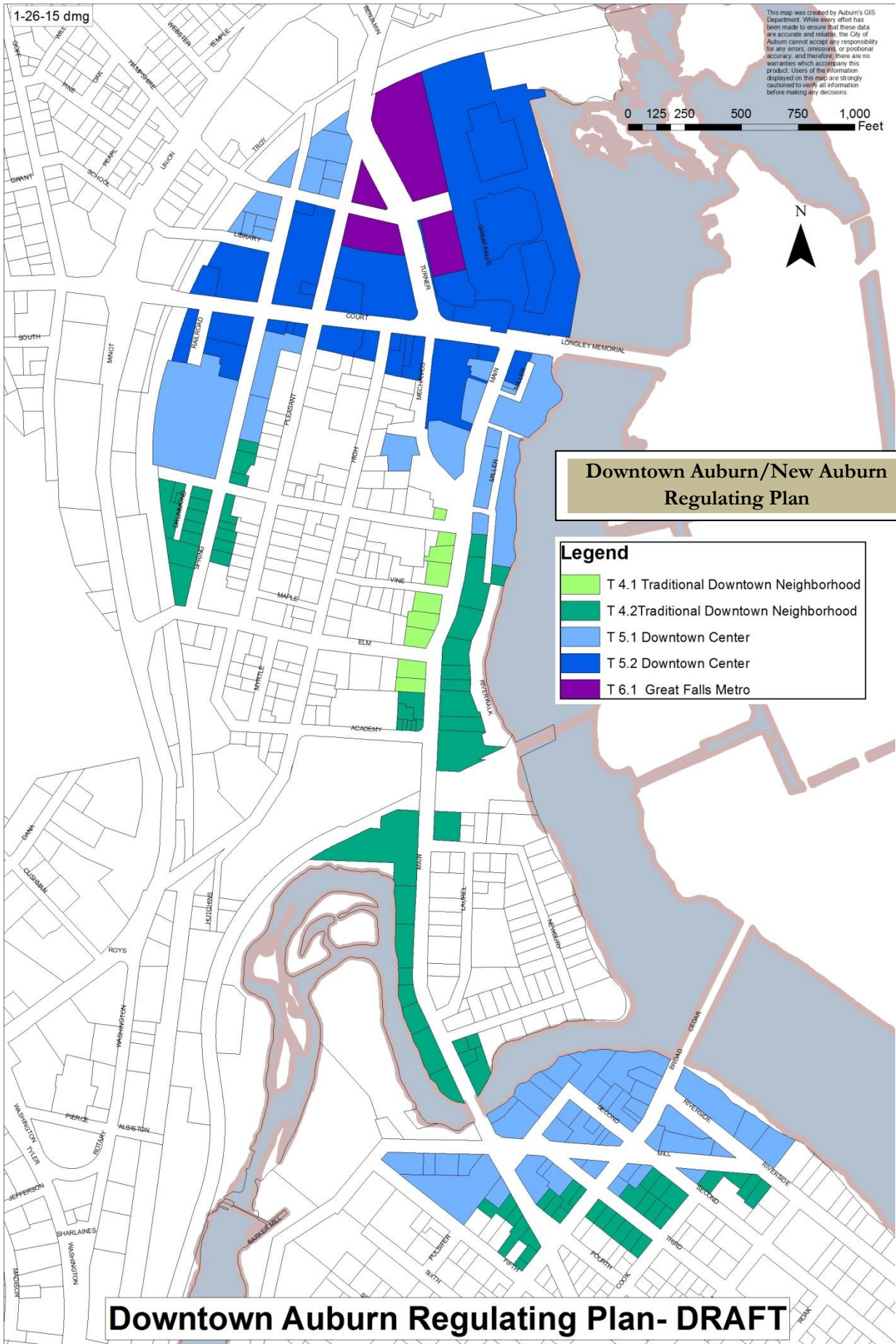
The Urban Standards set the standard for the contextual development pattern and dictate allowed uses in the Downtown Auburn/New Auburn area by regulating the functional shape and form of the built environment. The Downtown zone designations are illustrated in the **Regulating Plan**. The zones are established to deliver the desired intensity, building scale, and contextual building/street form for any specific area. The (T6 Great Fall Metro) and (T5.1 & T5.2 Downtown Center) zones facilitate dense commercial, retail and mixed-use development, while the (T4.1 & T4.2) Traditional Downtown Neighborhood zones are scaled primarily toward residential, local mercantile, and human-scale neighborhood character.

### Urban Standards by Zones

The Urban Standards contained in the following pages describe allowed building types, frontage types, and building development standards, and for the zones established in the Downtown Auburn/New Auburn Regulating Plan.

### The Transect

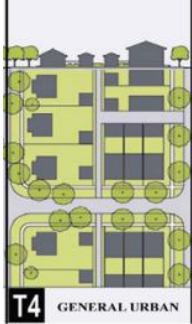




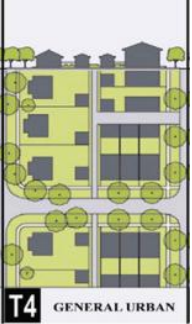


The Downtown Auburn Transect: Summary Table

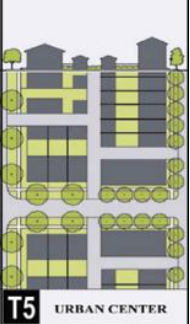
T4.1 (TND)



T4.2 (TDN)



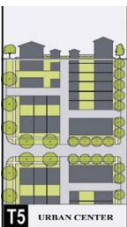
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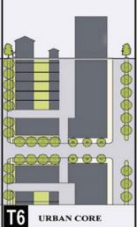
The Downtown Auburn Transect: Summary Table



T5.2 (DC)



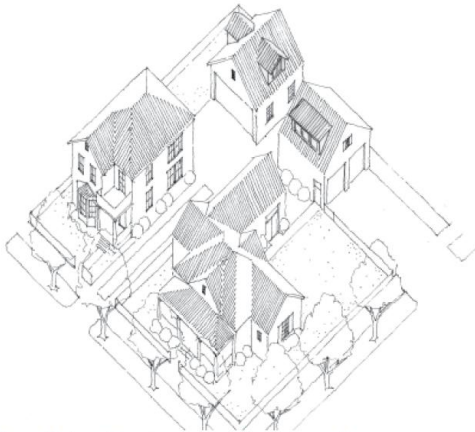
T6 (GFM)



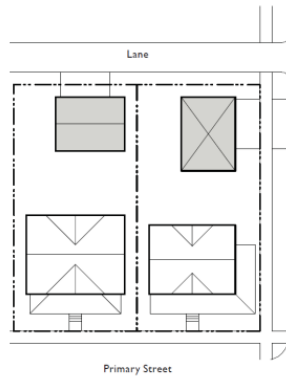
## Building Types

### Carriage House

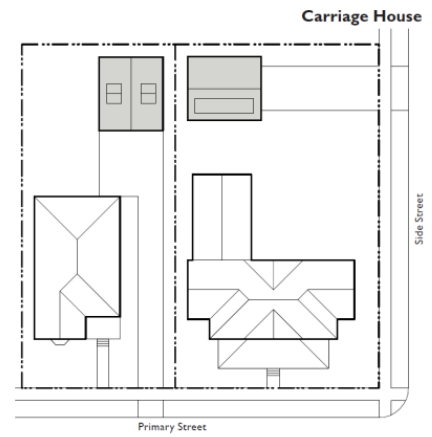
T1 T2 T3 **T4** T5 T6



General Note: The drawings and photos on this page are illustrative, not regulatory.



Typical Lane-loaded Plan Diagram



Typical Front-loaded Plan Diagram



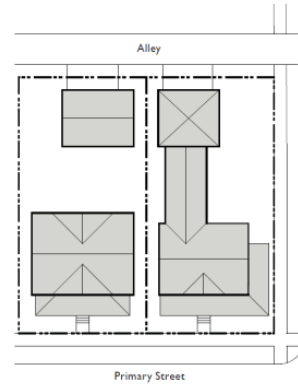
Notes:

## Single Family House

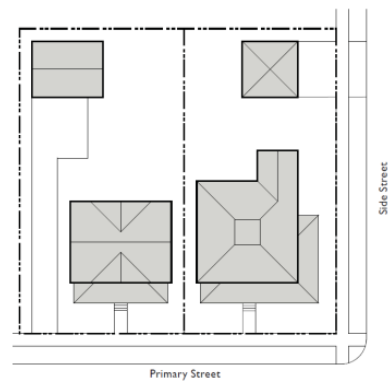
T1 T2 T3 **T4** T5 T6



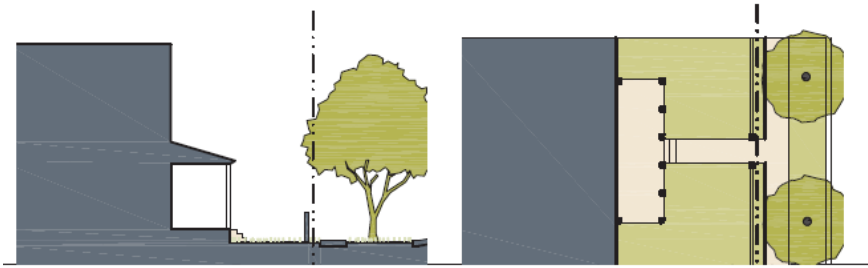
General Note: The drawings and photos on this page are illustrative, not regulatory.



Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram



**Frontage Type: Porch Yard** – The Porch Yard Frontage has a planted frontage wherein the façade is setback from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition.

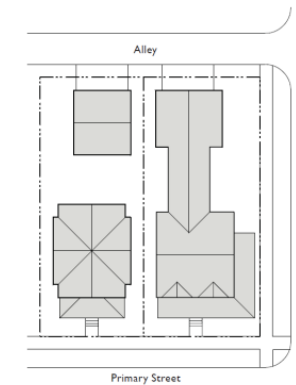
Notes:

## Single Family Cottage

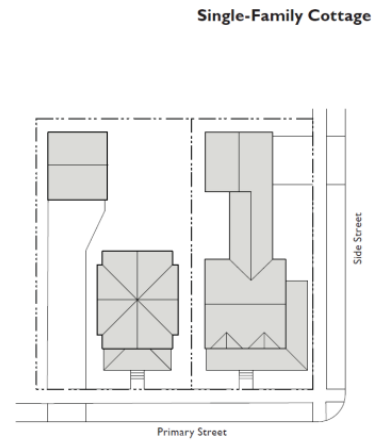
T1 T2 T3 **T4** T5 T6



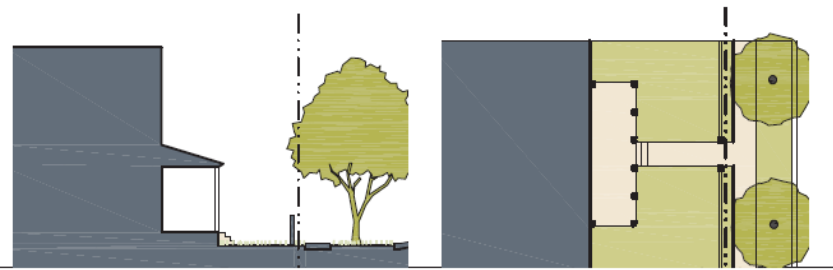
*General Note: The drawings and photos on this page are illustrative, not regulatory.*



Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram



**Frontage Type: Porch Yard** – The Porch Yard Frontage has a planted frontage wherein the façade is setback from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition.



Notes:

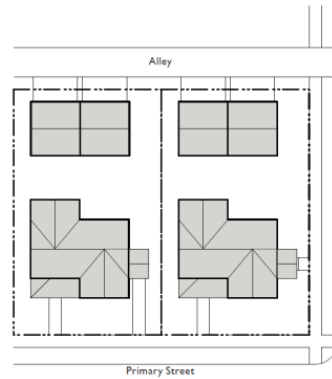


## Duplex, Side by Side

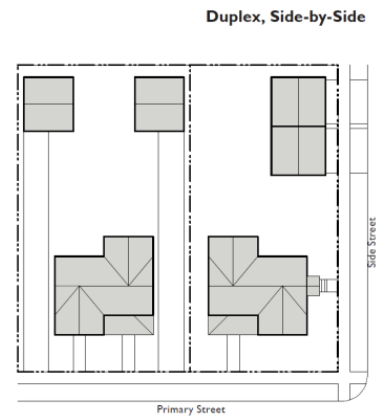
T1 T2 T3 **T4** T5 T6



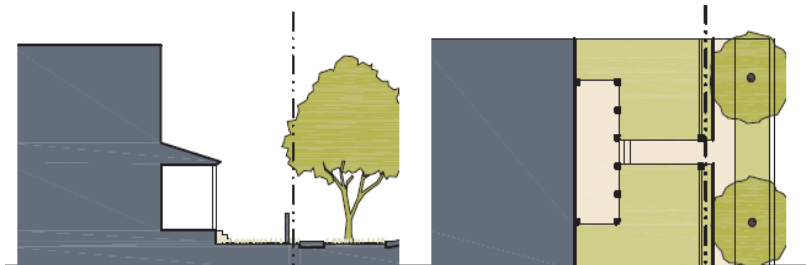
General Note: The drawings and photos on this page are illustrative, not regulatory.



Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram

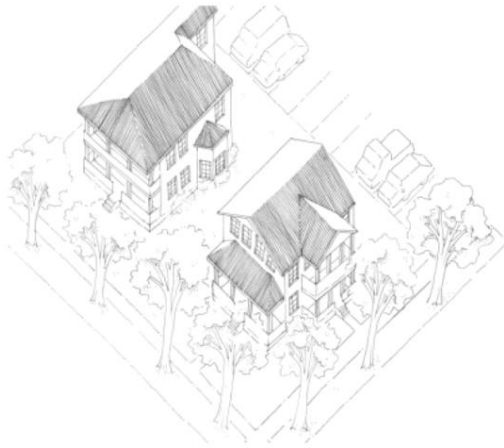


**Frontage Type: Porch Yard** – The Porch Yard Frontage has a planted frontage wherein the façade is setback from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition.

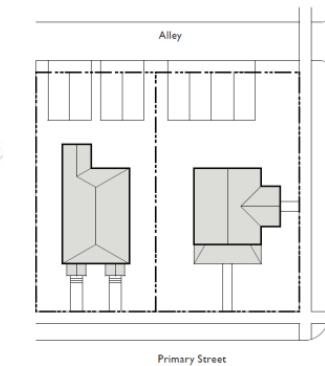
Notes:

## Duplex, Stacked

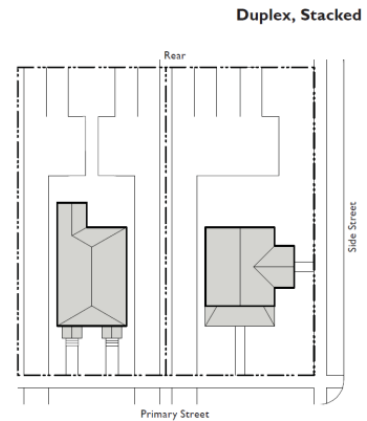
T1 T2 T3 **T4** T5 T6



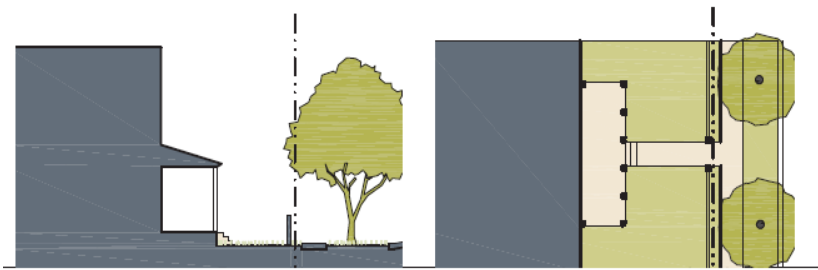
General Note: The drawings and photos on this page are illustrative, not regulatory.



Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram



**Frontage Type: Porch Yard** – The Porch Yard Frontage has a planted frontage wherein the façade is setback from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition.

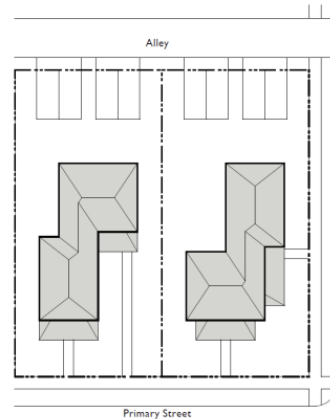
Notes:

## Duplex, Front and Back

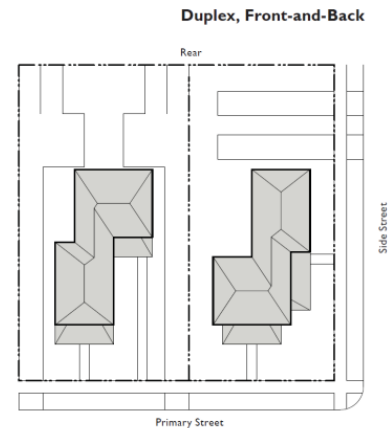
T1 T2 T3 **T4** T5 T6



*General Note: The drawings and photos on this page are illustrative, not regulatory.*



Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram

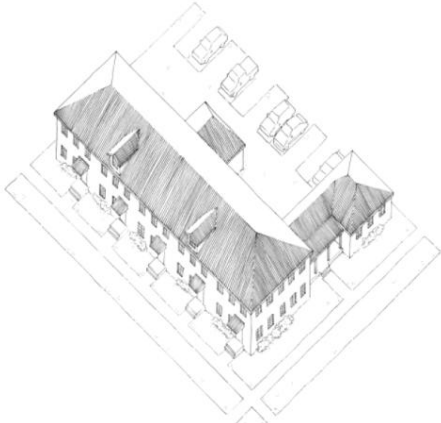


**Frontage Type: Porch Yard** – The Porch Yard Frontage has a planted frontage wherein the façade is setback from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition.

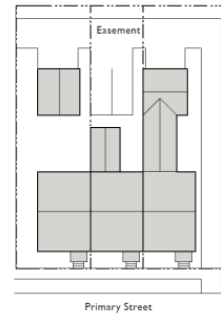
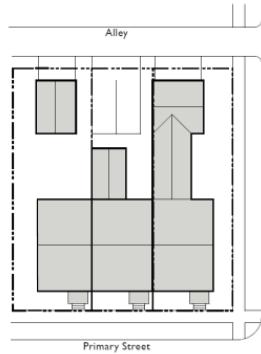
Notes:

## Townhouse/Rowhouse

T1 T2 T3 T4 T5 T6



Townhouse



General Note: The drawings and photos on this page are illustrative, not regulatory.

Typical Alley-loaded Plan Diagram

Typical Front-loaded Plan Diagram: Allowed where topography does not allow Alley access.



**Frontage Type: Stoop** – The Stoop Frontage has a facade aligned closely to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.



**Frontage Type: Terrace or Lightwell** – The Terrace or Lightwell Frontage has a façade setback from the frontage line by an elevated terrace or sunken lightwell. This type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.

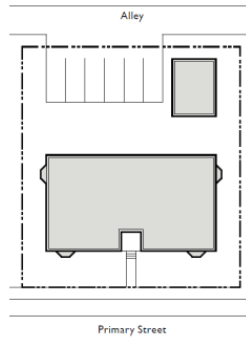
Notes:

## Apartment House

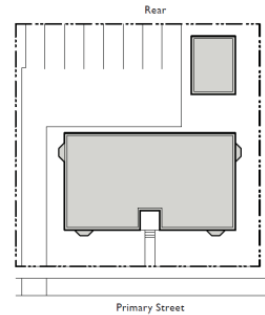
T1 T2 T3 **T4** T5 T6



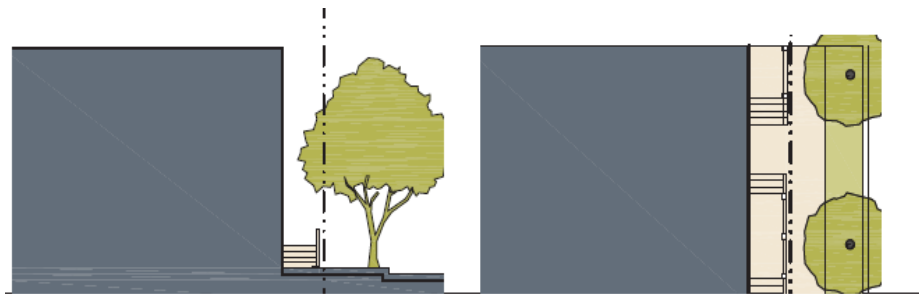
General Note: The drawings and photos on this page are illustrative, not regulatory.



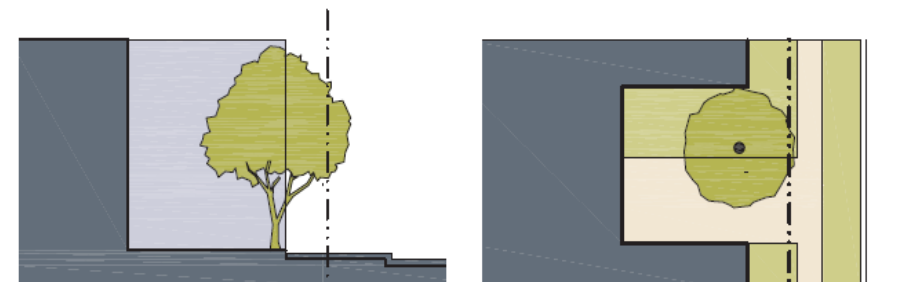
Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram



**Frontage Type: Stoop** – The Stoop Frontage has a facade aligned closely to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.



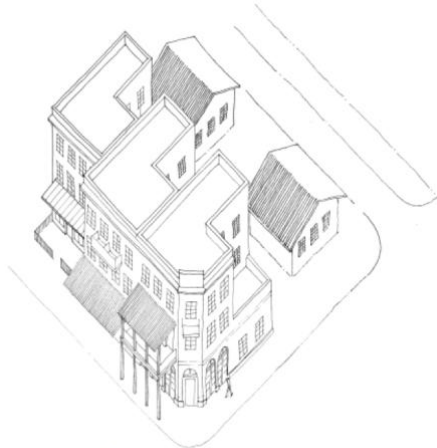
**Frontage Type: Forecourt** – The Forecourt frontage has a portion of the facade close to the frontage line and a central portion is setback. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

Notes:

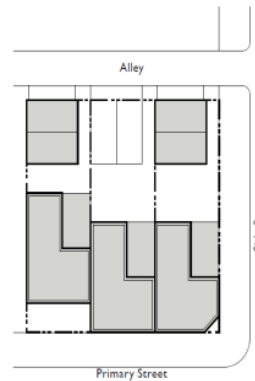
## Live/Work Building

T1 T2 T3 T4 T5 T6

Live/Work



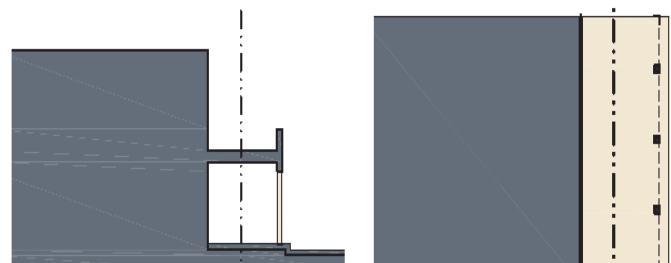
General Note: The drawings and photos on this page are illustrative, not regulatory.



Typical Alley-loaded Plan Diagram



**Frontage Type: Shopfront** – The Shopfront Frontage has a façade aligned close to the Build-To-Layer with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk to within two feet of the curb.

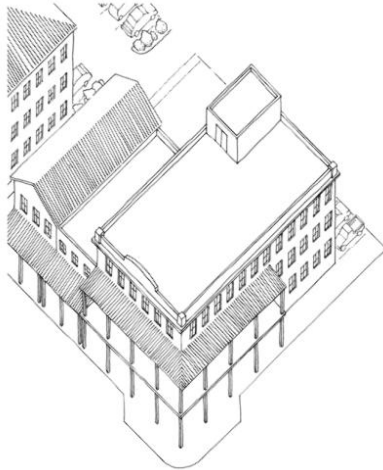


**Frontage Type: Gallery** – The Gallery Frontage has a façade aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The Gallery shall be no less than ten feet wide and should overlap the sidewalk to within two feet of the curb. Alternatively the lot-line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

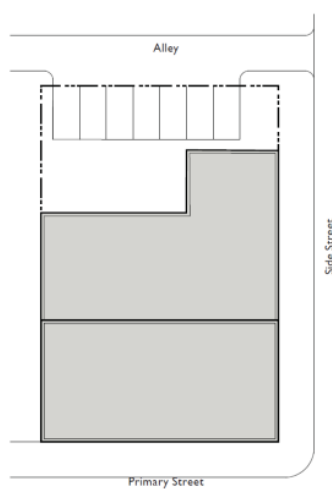
Notes:

## Commercial Block

T1 T2 T3 T4 T5 T6

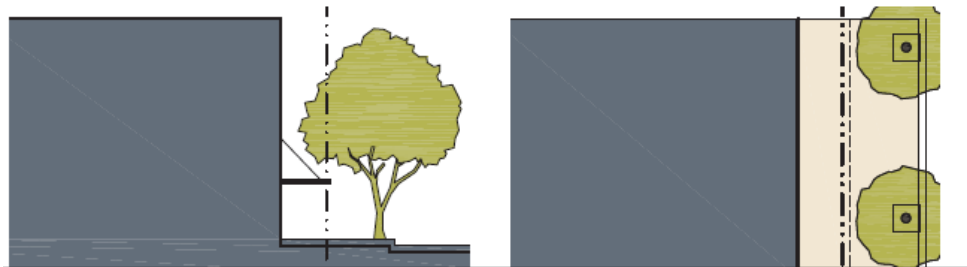


General Note: The drawings and photos on this page are illustrative, not regulatory.

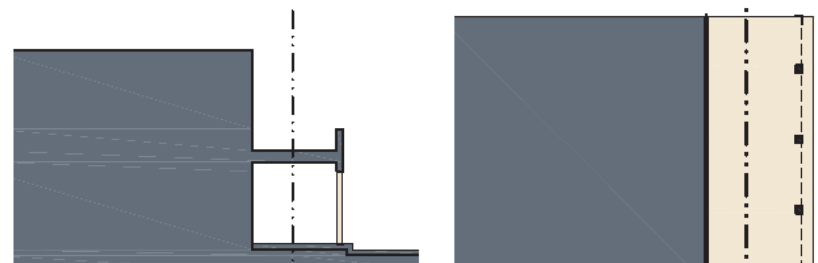


Typical Alley-loaded Plan Diagram

Commercial Block



**Frontage Type: Shopfront** – The Shopfront Frontage has a façade aligned close to the Build-To-Layer with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk to within two feet of the curb.

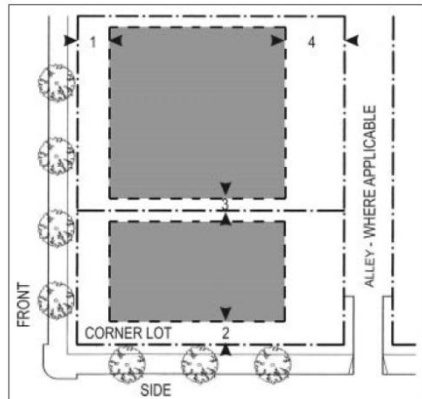


**Frontage Type: Gallery** – The Gallery Frontage has a façade aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The Gallery shall be no less than ten feet wide and should overlap the sidewalk to within two feet of the curb. Alternatively the lot-line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

Notes:

## T4.1 Traditional Downtown Neighborhood

### A. Building Placement



#### 1. Building Placement

a. Primary buildings shall be placed in the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).

1. Front Yard Setback: (15) ft. min to (25) ft. max.
2. Side Street Setback: (10) ft. min to (15) ft. max.
3. Side Yard Setback: (10) ft. min.
4. Rear Setback: (25) ft. min.

#### 2. Carriage Houses and Accessory Buildings

Carriage House and Accessory Buildings shall be placed in the shaded area in Diagram C. Parking Placement.

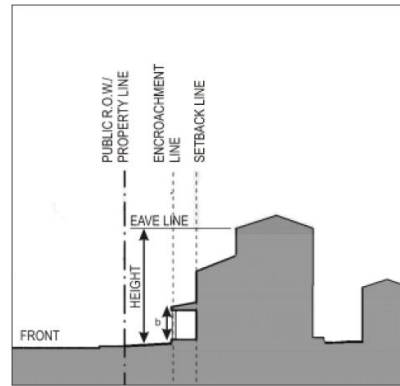
1. Street Setback: Rear (50%) Lot Depth
2. Side Street Setback: (5) ft. min.
3. Side Yard Setback: (5) ft. min.
4. Rear Setback: (5) ft. min.

#### 3. Architectural Encroachments

a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified above and as may be further limited by the Auburn Building Code.

1. Balconies: (6) ft. maximum into Front Setback (aka Street Build-To-Layer), Side Street Setback, and Rear Setbacks.
2. Bay windows, chimneys, cantilevered rooms, and eaves: (3) ft. maximum into all Setback Areas identified in Diagram A. "Building Placement", above.

### B. Building Profile and Frontage



#### 1. Height

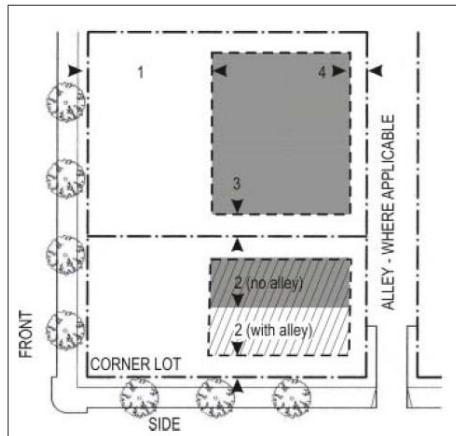
- a. Maximum (2)-stories for Primary Building.
- b. Floor to Floor: (12) ft. Max.
- c. Accessory Buildings: (14) ft. Max. to eave or parapet line.
- d. Carriage Houses: See Building Type performance standards.

#### 2. Frontage Types

- Porch Yard



## C. Parking



### 1. Parking and Services Placement

a. Off-street parking and Services shall be placed in the shaded area shown above.

1. Street Setback: Rear (50%) of lot depth.
2. Side Street Setback: (5) ft. min. with alley, (20) ft. minimum with no alley.
3. Side Yard Setback: (5) ft. min.
4. Rear Setback: (10) ft. min.

### 2. Parking Requirements

- a. Residential: 1 parking space/\_\_\_\_ s.f.
- b. Non-residential: 2 parking spaces/\_\_\_\_ s.f.

## D. Building Types

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Single Family House							
Single Family Cottage							
Carriage House							
Duplex							

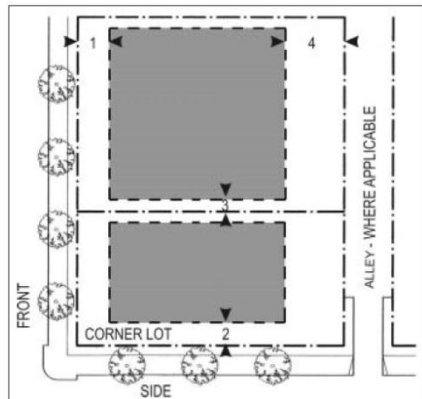
The building types allowed within the in T4.1 Traditional Downtown Neighborhood zone shall be limited to those on the Table above, and placed only on lots with the lot widths shown. See Article \_\_\_\_ (Building Type Standards).

## E. Allowed Land Uses

The following land uses may occur within the T4.1 Traditional Downtown Neighborhood zone, subject to noted permit requirements:

## T4.2 Traditional Downtown Neighborhood

### A. Building Placement



#### 1. Building Placement

a. Primary buildings shall be placed in the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).

1. Front Yard Setback: (0) ft. min. to (25) ft. max.
2. Side Street Setback: (10) ft. min. to (15) ft. max.
3. Side Yard Setback: (5) ft. min.
4. Rear Setback: (25) ft. min.

#### 2. Carriage Houses and Accessory Buildings

Carriage House and Accessory Buildings shall be placed in the shaded area in Diagram C. Parking Placement.

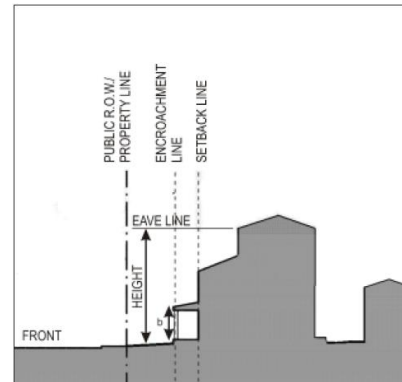
1. Street Setback: Rear (50%) lot depth.
2. Side Street Setback: (5) ft. min.
3. Side Yard Setback: (5) ft. min.
4. Rear Setback: (5) ft. min.

#### 3. Architectural Encroachments

a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified above and as may be further limited by the Auburn Building Code.

1. Balconies: (6) ft. maximum into Front Setback (aka Street Build-To-Layer), Side Street Setbacks, and Rear Setbacks.
2. Bay windows, chimneys, cantilevered rooms, and eaves: (3) ft. maximum into all Setback Areas identified in Diagram A." Building Placement", above.

### B. Building Profile and Frontage



#### 1. Height

a. Maximum (3-stories) for Primary Building.

b.) Finished Floor Elevation:

Commercial: Level with sidewalk min., (18) inches above sidewalk grade max.

Residential: (3) ft. min, (6) ft. max. above sidewalk grade.

c.) Floor to Ceiling:

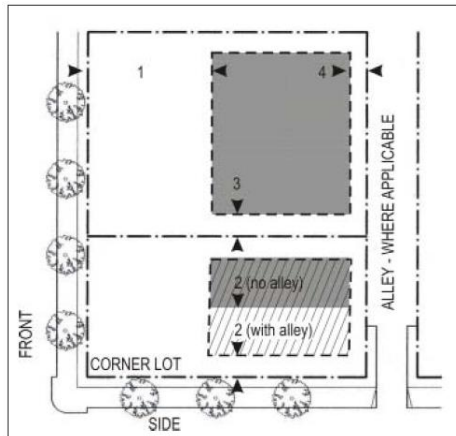
- Commercial: 1<sup>st</sup> floor: (12) ft. min., (16) ft. max.
- Upper Floors: (9) ft. min., (12) ft. max.
- Residential: (9) ft. min, (12) ft. max.

e.) Accessory Buildings: (1-story) maximum.

#### 2. Frontage Types

- Porch Yard
- Stoop
- Lightcourt
- Shopfront

## C. Parking



### 1. Parking and Services Placement

a. Off-street parking and Services shall be placed in the shaded area shown above.

1. Street Setback: Rear (50%) of lot depth.
2. Side Street Setback: (5) ft. minimum with alley, (20) ft. minimum with no alley.
3. Side Yard Setback: (5) ft. minimum.
4. Rear Setback: (5) ft. minimum.

### 2. Parking Requirements

- a. Residential: 1 parking space/\_\_\_\_ s.f.
- b. Non-residential: 2 parking spaces/\_\_\_\_ s.f.

## D. Building Types

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Single Family Home							
Single Family Cottage							
Duplex							
Apartment House							
Live/Work Bldg							

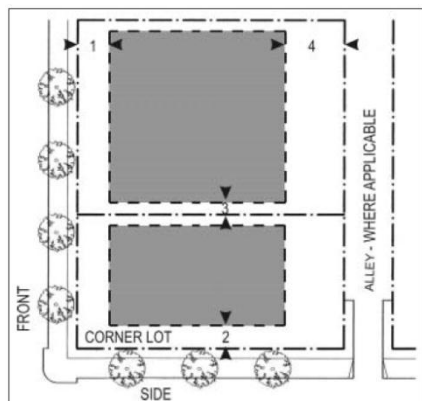
The building types allowed within the in T4.1 Traditional Downtown Neighborhood zone shall be limited to those on the Table above, and placed only on lots with the lot widths shown. See Article \_\_\_\_ (Building Type Standards).

## E. Allowed Land Uses

The following land uses may occur within the T4.1 Traditional Downtown Neighborhood zone, subject to noted permit requirements:

## T5.1 Downtown Center

### A. Building Placement



#### 1. Building Placement

a. Primary buildings shall be placed in the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).

1. Front Setback: (0) ft. min. to (10) ft. max.
2. Side Street Setback: (0) ft. min. to (10) ft. max.
3. Side Yard Setback: (0) ft. min to (10) ft. max.
4. Rear Setback: (10) ft. min.

#### 2. Carriage Houses and Accessory Buildings

Carriage House and Accessory Buildings shall be placed in the shaded area in Diagram C. Parking Placement.

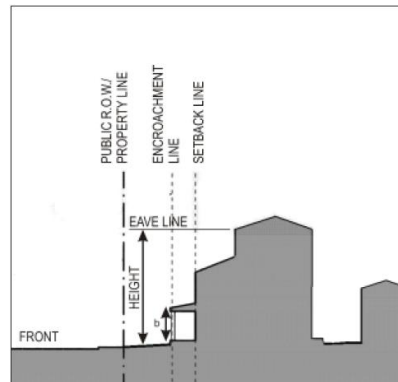
1. Street Setback: Rear (50%) of Lot depth.
2. Side Street Setback: (5) ft. min.
3. Side Yard Setback: (5) ft. min.
4. Rear Setback: (10) ft. min.

#### 3. Architectural Encroachments

a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the Auburn Building Code.

1. Balconies: (6) ft. maximum into the Front Setback (aka Build-to-Layer), Side Street Setback, and Rear Setbacks.
2. Bay windows, chimneys, cantilevered rooms, and eaves: (3) ft. maximum into all Setback Areas identified in Diagram A. "Building Placement", above.

### B. Building Profile and Frontage



#### 1. Height

a. Maximum (4-stories), Minimum (2-stories) for Primary Building.

b.) Finished Floor Elevation:

Commercial: Level with sidewalk min., (18) inches above sidewalk grade max.

Residential: (3) ft. min, (6) ft. above sidewalk grade max.

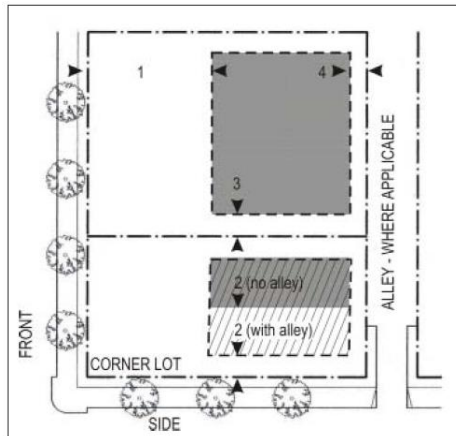
c.) Floor to Ceiling:

- Commercial: 1<sup>st</sup> floor: (12) ft. min., (20) ft. max.
  - Upper Floors: (9) ft. min., (16) ft. max.
  - Residential: (9) ft. min, (16) ft. max.
- d.) Required Street Wall: (4) ft. min., (6) ft. max. along any un-built lot frontage.
- e.) Accessory Buildings: (1-story) maximum.

#### 2. Frontage Types

- Stoop
- Lightcourt
- Forecourt
- Shopfront
- Gallery

## C. Parking



### 1. Parking and Services Placement

a. Off-street parking and Services shall be placed in the shaded area shown above.

1. Street Setback: Rear (50%) of lot depth.
2. Side Street Setback: (5) ft. minimum with alley, (20) ft. minimum with no alley.
3. Side Yard Setback: (5) ft. minimum.
4. Rear Setback: (5) ft. minimum.

### 2. Parking Requirements

- a. Residential: 1 parking space/\_\_\_\_ s.f.
- b. Non-residential: 2 parking spaces/\_\_\_\_ s.f.

## D. Building Types

Building Type	Allowed Lot Widths								
	25'	35'	50'	75'	100'	125'	150'	175'	200'
Town House - Row House									
Apartment House									
Commercial Block									
Live/Work Building									

The building types allowed within the in T5.1 Downtown Center zone shall be limited to those on the Table above, and placed only on lots with the lot widths shown. See Article (Building Type Standards).

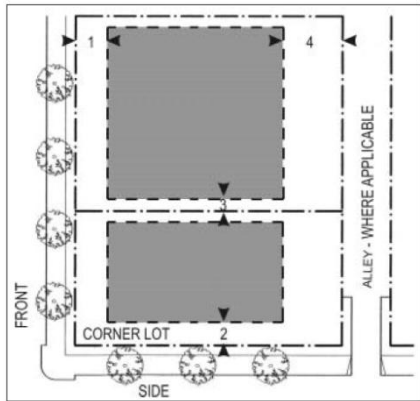
## E. Allowed Land Uses

The following land uses may occur within the T5.1 Downtown Center zone, subject to noted permit requirements:



## T5.2 Downtown Center

### A. Building Placement



#### 1. Building Placement

a. Primary buildings shall be placed in the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).

1. Front Setback: (0) ft min. to (10) ft. max.
2. Side Street Setback: (0) ft. min to (10) ft. max.
3. Side Yard Setback: (0) ft. min to (5) ft. max.
4. Rear Setback: (10) ft. min.

#### 2. Carriage Houses and Accessory Buildings

Carriage House and Accessory Buildings shall be placed in the shaded area in Diagram C. Parking Placement.

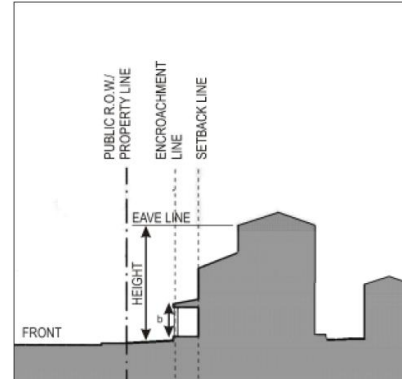
1. Street Setback: (0) ft. min to (10) ft. max.
2. Side Street Setback: (0) ft. min to (10) ft. max.
3. Side Yard Setback: (0) ft. min to (5) ft. max.
4. Rear Setback: (10) ft. min.

#### 3. Architectural Encroachments

a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the Auburn Building Code.

1. Balconies: (6) ft. maximum into the Front Setback (aka Build-To-Layer), Side Street Setback, and Rear Setbacks.
2. Bay windows, chimneys, cantilevered rooms, and eaves: (3) ft. maximum into all Setback Areas identified in Diagram A. "Building Placement", above.

### B. Building Profile and Frontage



#### 1. Height

a. Maximum (6-stories), Minimum (3-stories) for Primary Building.

b.) Finished Floor Elevation:

Commercial: Level with sidewalk min., (18) inches above sidewalk grade max.

Residential: (3) ft. min, (6) ft. above sidewalk grade max.

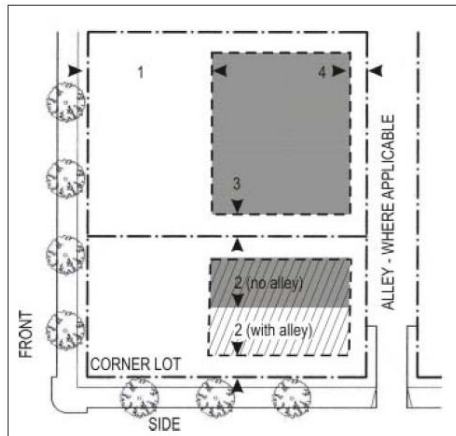
c.) Floor to Ceiling:

- Commercial: 1<sup>st</sup> floor: (12) ft. min., (20) ft. max.
  - Upper Floors: (9) ft. min., (16) ft. max.
  - Residential: (9) ft. min, (16) ft. max.
- d.) Required Street Wall: (4) ft. min., (6) ft. max. along any un-built lot frontage.
- e.) Accessory Buildings: (1-story) maximum.

#### 2. Frontage Types

- Stoop
- Lightcourt
- Forecourt
- Shopfront
- Gallery

## C. Parking



### 1. Parking and Services Placement

a. Off-street parking and Services shall be placed in the shaded area shown above.

1. Street Setback: Rear (50%) of lot depth.
2. Side Street Setback: (5) ft. minimum with alley, (20) ft. minimum with no alley.
3. Side Yard Setback: (5) ft. minimum.
4. Rear Setback: (5) ft. minimum.

### 2. Parking Requirements

- a. Residential: 1 parking space/\_\_\_\_ s.f.
- b. Non-residential: 2 parking spaces/\_\_\_\_ s.f.

## D. Building Types

Building Type	Allowed Lot Widths					
	25'	50'	100'	150'	200'	250'
Town House - Row House						
Apartment House						
Commercial Block						
Live/Work Building						

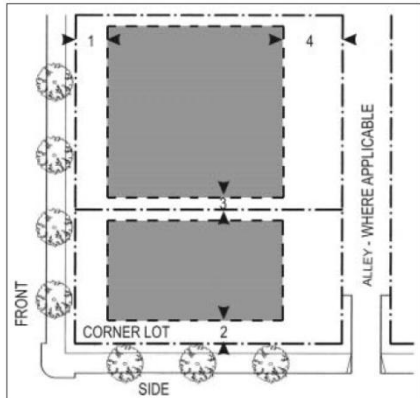
The building types allowed within the in T5.2 Downtown Center zone shall be limited to those on the Table above, and placed only on lots with the lot widths shown. See Article (Building Type Standards).

## E. Allowed Land Uses

The following land uses may occur within the T5.2 Downtown Center zone, subject to noted permit requirements:

## T6.1 Great Falls Metro

### A. Building Placement



#### 1. Building Placement

a. Primary buildings shall be placed in the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).

1. Front Setback: (0) ft. min. to (10) ft. max.
2. Side Street Setback: (0) ft. min to (10) ft. max.
3. Side Yard Setback: (0) ft. min to (5) ft. max.
4. Rear Setback: (10) ft. min.

#### 2. Carriage Houses and Accessory Buildings

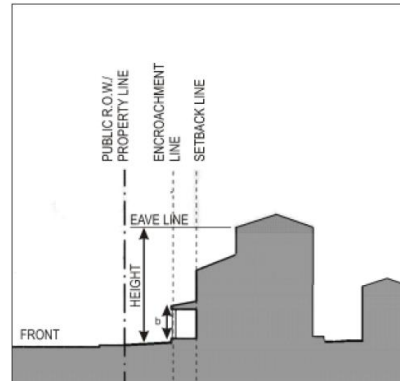
Carriage House and Accessory Buildings shall be placed in the shaded area in Diagram C. Parking Placement.

1. Street Setback: Rear (50%) of Lot Depth.
2. Side Street Setback: (0) ft. min to (10) ft. max.
3. Side Yard Setback: (0) ft. min to (5) ft. max.
4. Rear Setback: (10) ft. min.

#### 3. Architectural Encroachments

a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the Auburn Building Code.

### B. Building Profile and Frontage



#### 1. Height

##### GFM (Core)

a.) Building: (6-stories) minimum, (12-stories) maximum for Primary Building.

##### GFM (Fringe)

a.) Building: (4-stories) minimum, (8-stories) maximum for Primary Building.

b.) Finished Floor Elevation: Level with sidewalk min., (18) inches above sidewalk grade max.

c.) Floor to Floor:

1<sup>st</sup> Floor: (12) ft. min., (20) ft. max.

Upper Floors: (9) ft. min., (12) ft. max.

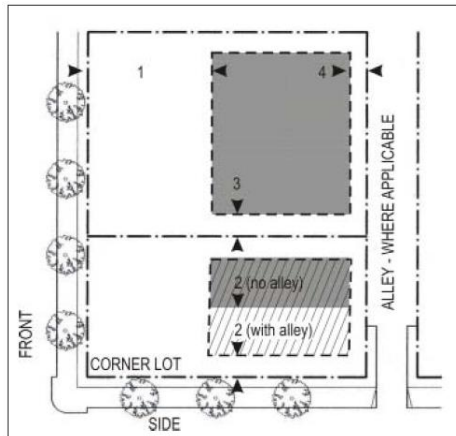
d.) Required Street Wall: (4) ft. min., (6) ft. max. along any un-built lot frontage.

e.) Accessory Buildings: (1-story) maximum.

#### 2. Frontage Types

- Shopfront
- Forecourt
- Gallery

## C. Parking



### 1. Parking and Services Placement

a. Off-street parking and Services shall be placed in the shaded area shown above.

1. Street Setback: Rear (50%) of lot depth.
2. Side Street Setback: (5) ft. minimum with alley, (20) ft. minimum with no alley.
3. Side Yard Setback: (5) ft. minimum.
4. Rear Setback: (5) ft. minimum.

### 2. Parking Requirements

- a. Residential: 1 parking space/\_\_\_\_ s.f.
- b. Non-residential: 2 parking spaces/\_\_\_\_ s.f.

## D. Building Types

Building Type	Allowed Lot Widths					
	25'	50'	100'	150'	200'	250' 300'
Town House - Row House						
Apartment House						
Commercial Block						
Live/Work Building						

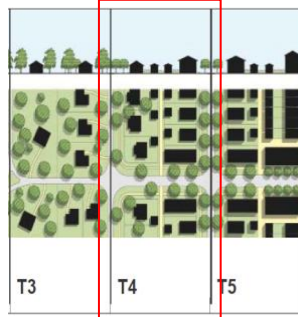
The building types allowed within the in T6.1 Great Falls Metro zone shall be limited to those on the Table above, and placed only on lots with the lot widths shown. See Article (Building Type Standards).

## E. Allowed Land Uses

The following land uses may occur within the T6.1 Great Falls Metro zone, subject to noted permit requirements:

## Traditional Downtown Neighborhood (TDN) T4.1, T4.2

### T4.1 Traditional Downtown Neighborhood



#### Allowed Frontage Types:

- Porch Yard

#### Allowed Building Types:

- Single Family House
- Single Family Cottage
- Carriage House
- Duplex (side by side)
- Duplex (stacked)
- Duplex (front and back)

#### **Build-To-Layer: 15 ft. minimum, 25 ft. maximum front setback**

##### **1. Building Height**

- The height of the principal building is measured in stories.
- Each principal building shall be no greater than (2) stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- An attic story shall not count against the maximum story height.

##### **2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building, that portion of the structure shall not exceed the primary building's eave or parapet height.

##### **3. Ground Story Height:**

- The finished floor elevation shall be no less than (3) ft. and no more than (6) ft. above the exterior sidewalk elevation at the required building line.
- The first story shall have an interior clear height (floor to ceiling) of at least (9) ft. and a maximum floor to ceiling story height of (16) ft.

##### **4. Upper Story Height**

- The maximum floor-to-ceiling story height for stories other than the ground story is (12) ft.
- At least (80%) of each upper story shall have an interior clear height (floor to ceiling) of at least (9) ft.

##### **5. Mezzanines**

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

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## **6. Street Yard Fence**

a. A Street Yard Fence not less than (3) ft. in height or greater than (4) ft. in height shall be required along the private lot line fronting the street on all residential properties in order to spatially maintain the edge of the street.

## **7. Street Facade**

- a. On each lot the building façade shall be built to the required Build-To-Line (BTL) for at least (60%) of the required building line length.
- b. The building façade shall be built to the required Build-To-Layer (BTL) within (30) ft. of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than (18) inches in depth except as otherwise provided to allow bay windows, balconies, etc.

## **8. Buildable Area**

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least (20%) of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

## **9. Side Lot Setbacks**

The principal building shall be setback at least (5) ft. from the shared lot line.

## **10. Garage and Parking**

- a. Garage entries or driveways shall be located at least (50) ft. away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of (12) ft., and a maximum clear width of (18) ft.
- c. Vehicle parking areas on private property shall be located in the rear 50% of the building lot, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.

## **11. Alleys**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of (10) ft. from the rear lot line.

## **12. Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

## **13. Common Lot Line Treatment**

- a. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

## **14. Lot Widths**

There shall be a minimum lot width of (50) ft., and a maximum lot width of (150) ft.

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## **1. Windows and Doors**

- a. Blank lengths of wall exceeding (10) linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least (25%), but not more than (60%), of the facade area (measured as a percentage of the facade between floor levels).



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c. Windows and Doors on the upper story facades shall comprise at least (20%), but no more than (40%), of the facade area per story (measured as a percentage of the facade between floor levels).

## **2. Building Projections**

a. Balconies and stoops shall not project closer than (5) ft. to a common lot line.

b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, as specified by the code, shall encroach beyond the setback lines and front setback layer.

## **3. Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than (60) linear ft.

## **4. Street Walls**

A vehicle entry gate no wider than (18) ft. or a pedestrian entry gate no wider than (6) ft. shall be permitted.

## **5. Ground Story**

The ground story shall house commercial, professional, or residential uses.

## **6. Upper Stories**

The upper stories shall house residential, professional, and/or commercial uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.

No commerce use is permitted above a residential use.

Additional habitable space is permitted within the roof where the roof is configured as an attic story.

## **7. Permitted Uses**

a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in \_\_\_\_\_.

b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in \_\_\_\_\_.

c. Use Standards as stated in Section \_\_\_\_\_ shall be applicable.

## T4.2 Traditional Downtown Neighborhood (TDN)



### Allowed Frontage Types:

- Porch Yard
- Stoop
- Lightcourt
- Shopfront

### Allowed Building Types:

- Cottage
- Single Family Home
- Duplex (side by side)
- Duplex (stacked)
- Duplex (front and back)
- Apartment House
- Live/Work Building

### **Build-To-Layer: 0 ft. minimum, 25 ft. maximum front setback**

#### **1. Building Height**

- The height of the principal building is measured in stories.
- Each principal building shall be no greater than (3) stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- An attic story shall not count against the maximum story height.

#### **2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building, that portion of the structure shall not exceed the primary building's eave or parapet height.

#### **3. Ground Story Height: Mercantile & Professional**

- The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of (18) inches above the sidewalk.
- The ground story shall have at least (12) ft. of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least (20) ft.
- The maximum story height for the ground story is 16 feet.

#### **4. Ground Story Height: Residential Units**

- The finished floor elevation shall be no less than (3) ft. and no more than (6) ft. above the exterior sidewalk elevation at the required building line.

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b. The first story shall have an interior clear height (floor to ceiling) of at least (9) ft. and a maximum floor to floor story height of (16) ft.

### **5. Upper Story Height**

- a. The maximum floor-to-ceiling story height for stories other than the ground story is (12) ft.
- b. At least (80%) of each upper story shall have an interior clear height (floor to ceiling) of at least (9) ft.

### **6. Mezzanines**

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

### **7. Street Yard Fence**

- a. A Street Yard Fence not less than (3) ft. in height or greater than (4) ft. in height may be built along the private lot line fronting the street on all residential properties in order to spatially maintain the edge of the street.

### **8. Street Facade**

- a. On each lot the building façade shall be built to the required Build-To-Layer (BTL) for at least (60%) of the required building line length.
- b. The building façade shall be built to the required Build-To-Layer (BTL) within (30) ft. of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than (18) inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

### **9. Buildable Area**

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least (10%) of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

### **10. Side Lot Setbacks**

The principal building shall be setback at least (5) ft. from the shared lot line.

### **11. Garage and Parking**

- a. Garage entries or driveways shall be located at least (50) ft. away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of (12) ft., and a maximum clear width of (18) ft.
- c. Vehicle parking areas on private property shall be located in the rear 50% of the building lot, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.

### **12. Alleys**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of (10) ft. from the rear lot line.

### **13. Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

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#### **14. Common Lot Line Treatment**

a. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

#### **15. Lot Widths**

There shall be a minimum lot width of (25) ft., and a maximum lot width of (150) ft.

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##### **1. Windows and Doors: Residential**

- a. Blank lengths of wall exceeding (10) linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least (25%), but not more than (60%), of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least (20%), but no more than (40%), of the facade area per story (measured as a percentage of the facade between floor levels).

##### **Windows and Doors: Storefront-Professional**

- a. Blank lengths of wall exceeding (10) linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least (40%), but not more than (90%), of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least (20%), but no more than (60%), of the facade area per story (measured as a percentage of the facade between floor levels).

##### **2. Building Projections**

- a. Balconies and stoops shall not project closer than (5) ft. to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Build-To-Layer (BTL).
- c. Awnings shall project a minimum of (4) ft. and a maximum of within (1) ft. of back of curb (where there are no street trees) or (1) ft. into the tree lawn (where there are street trees.)
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least (10) ft. except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
  - f. Have a minimum of (8) ft. clear width between the facade and the support posts or columns of the awnings.
- g. Provide for a continuous public access easement at least (5) ft. wide running adjacent and parallel to the sidewalk cover columns/posts

##### **3. Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than (60) linear ft.

##### **4. Street Walls**

A vehicle entry gate no wider than (18) ft. or a pedestrian entry gate no wider than (6) ft. shall be permitted within any required street wall.

##### **5. Ground Story**

The ground story shall house commercial or residential uses. See Height specifications above for specific requirements unique to each use.

##### **6. Upper Stories**

The upper stories shall house residential or commercial uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.



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No commerce use is permitted above a residential use.  
Additional habitable space is permitted within the roof where the roof is configured as an attic story.

**7. Permitted Uses**

- a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in \_\_\_\_\_.
- b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in \_\_\_\_\_.
- c. Use Standards as stated in Section \_\_\_\_\_ shall be applicable.

## Downtown Center (DC) T5.1, T5.2

### T5.1 Downtown Center (DC)



#### Allowed Frontage Types:

- Stoop
- Lightcourt
- Forecourt
- Shopfront
- Gallery

#### Allowed Building Types:

- Town House/Row House
- Live/Work Building
- Apartment House
- Commercial Block

**Build-To-Layer: 0 ft. minimum, 10 ft. maximum front setback**

#### **1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall have a minimum (3) stories in height, and a maximum (6) stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- c. An attic story shall not count against the maximum story height.

#### **2. Parking Structure Height**

Where a parking structure is within (40) ft. of any principal building, that portion of the structure shall not exceed the primary building's eave or parapet height.

#### **3. Ground Story Height: Commercial/Mercantile Uses**

- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of (18) inches above the sidewalk.
- b. The ground story shall have at least (12) ft. of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least (25) ft.

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c. The maximum story height for the ground story is (20) ft.

#### **4. Ground Story Height: Residential Uses**

- a. The finished floor elevation shall be no less than (3) ft. and no more than (6) ft. above the exterior sidewalk elevation at the required building line.
- b. The first story shall have an interior clear height (floor to ceiling) of at least (9) ft. and a maximum floor to floor story height of (16) ft.

#### **5. Upper Story Height**

- a. The maximum floor-to-floor story height for stories other than the ground story is (12) ft.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least (9) ft.

#### **6. Mezzanines**

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

#### **7. Street Wall Height**

- a. A street wall not less than (4) ft. in height or greater than (6) ft. in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

#### **8. Other**

(Reserved)

#### **9. Street Facade**

- a. On each lot the building façade shall be built to the required Build-To-Layer for at least (80%) of the required building line length.
- b. The building façade shall be built to the Build-To-Layer (BTL) within (30) ft. of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than (18) inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

#### **10. Buildable Area**

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least (5%) of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

#### **11. Side Lot Setbacks**

The principal building shall be setback at least (5) ft. from the shared lot line, unless sharing a common wall with an adjacent building.

#### **12. Garage and Parking**

- a. Garage entries or driveways shall be located at least (75) ft. away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of (16) ft., and a maximum clear width of (24) ft.
- c. Vehicle parking areas on private property shall be located in the rear 50% of the building, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.

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### **13. Alleys**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of (10) ft. from the rear lot line.

### **14. Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

### **15. Un-built Required Building Line and Common Lot Line Treatment**

- a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than (8) inches behind the required Build-To-Layer.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

### **16. Lot Widths**

There shall be a minimum lot width of (18) ft., and a maximum lot width of (200) ft.

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#### **1. Windows and Doors**

- a. Blank lengths of wall exceeding (20) linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least (60%), but not more than (90%), of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least (20%), but no more than (60%), of the facade area per story (measured as a percentage of the facade between floor levels).

#### **2. Building Projections**

- a. Balconies and stoops shall not project closer than (5) ft. to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Build-To-Layer.
- c. Awnings shall project a minimum of (4) ft. and a maximum of within (1) ft. of back of curb (where there are no street trees) or (1) ft. into the tree lawn (where there are street trees.)
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least (10) ft. except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
  - f. Have a minimum of (8) ft. clear width between the facade and the support posts or columns of the awnings.
  - g. Provide for a continuous public access easement at least (5) ft. wide running adjacent and parallel to the sidewalk cover columns/posts

#### **3. Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than (60) linear ft.

#### **4. Street Walls**

A vehicle entry gate no wider than (18) ft. or a pedestrian entry gate no wider than (6) ft. shall be permitted within any required street wall.

#### **5. Ground Story**

The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.

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## **6. Upper Stories**

The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use. No commerce use is permitted above a residential use.

Additional habitable space is permitted within the roof where the roof is configured as an attic story.

## **7. Permitted Uses**

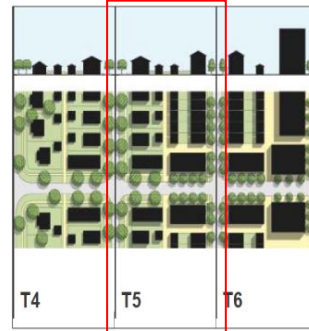
a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in \_\_\_\_\_.

b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in \_\_\_\_\_.

c. Use Standards as stated in Section \_\_\_\_\_ shall be applicable.



## T5.2 Downtown Center



### Allowed Frontage Types:

- Stoop
- Lightcourt
- Forecourt
- Shopfront
- Gallery

### Allowed Building Types:

- Town House/Row House
- Live/Work Building
- Apartment House
- Commercial Block

**Build-To-Layer: 0 ft. minimum, 10 ft. maximum front setback**

### **1. Building Height**

- The height of the principal building is measured in stories.
- Each principal building shall be at least (3) stories in height, but no greater than (6) stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- An attic story shall not count against the maximum story height.

### **2. Parking Structure Height**

Where a parking structure is within (40) ft. of any principal building, that portion of the structure shall not exceed the primary building's eave or parapet height.

### **3. Ground Story Height: Commerce Uses**

- The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of (18) inches above the sidewalk.
- The ground story shall have at least (12) ft. of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least (25) ft.
- The maximum story height for the ground story is (20) ft.

### **4. Ground Story Height: Residential Units**

- The finished floor elevation shall be no less than (3) ft. and no more than (6) ft. above the exterior sidewalk elevation at the required building line.

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b. The first story shall have an interior clear height (floor to ceiling) of at least (9) ft. and a maximum floor to floor story height of (16) ft.

### **5. Upper Story Height**

- a. The maximum floor-to-floor story height for stories other than the ground story is (12) ft.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least (9) ft.

### **6. Mezzanines**

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

### **7. Street Wall Height**

- a. A street wall not less than (4) ft. in height or greater than (6) ft. in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

### **8. Other**

(Reserved)

### **9. Street Facade**

- a. On each lot the building façade shall be built to the required building line for at least 75% of the required building line length.
- b. The building façade shall be built to the Build-To-Layer (BTL) within (30) ft. of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than (18) inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

### **10. Buildable Area**

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least (5%) of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

### **11. Side Lot Setbacks**

The principal building shall be setback at least (5) ft. from the shared lot line, unless sharing a common wall with an adjacent building.

### **12. Garage and Parking**

- a. Garage entries or driveways shall be located at least (75) ft. away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of (16) ft., and a maximum clear width of (24) ft.
- c. Vehicle parking areas on private property shall be located in the rear 50% of the building lot, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.

### **13. Alleys**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of (10) ft. from the rear lot line.

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## **14. Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

## **15. Un-built Required Building Line and Common Lot Line Treatment**

- a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than (8) inches behind the required Build-To-Line.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

## **16. Lot Widths**

There shall be a minimum lot width of (18) ft., and a maximum lot width of (200) ft.

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### **1. Windows and Doors**

- a. Blank lengths of wall exceeding (20) linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least (60%), but not more than (90%), of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least (20%), but no more than (60%), of the facade area per story (measured as a percentage of the facade between floor levels).

### **2. Building Projections**

- a. Balconies and stoops shall not project closer than (5) ft. to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Build-To-Line.
- c. Awnings shall project a minimum of (4) ft. and a maximum of within (1) ft. of back of curb (where there are no street trees) or (1) ft. into the tree lawn (where there are street trees.)
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least (10) ft. except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
  - f. Have a minimum of (8) ft. clear width between the facade and the support posts or columns of the awnings.
- g. Provide for a continuous public access easement at least (5) ft. wide running adjacent and parallel to the sidewalk cover columns/posts

### **3. Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than (60) linear ft.

### **4. Street Walls**

A vehicle entry gate no wider than (18) ft. or a pedestrian entry gate no wider than (6) ft. shall be permitted within any required street wall.

### **5. Ground Story**

The ground story shall house commercial or residential uses. See Height specifications above for specific requirements unique to each use.

### **6. Upper Stories**

The upper stories shall house residential or commercial uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.

No commerce use is permitted above a residential use.

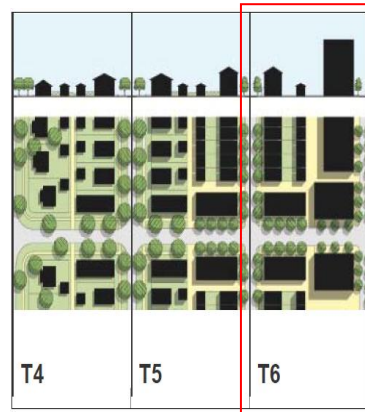
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Additional habitable space is permitted within the roof where the roof is configured as an attic story.

**7. Permitted Uses**

- a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in \_\_\_\_\_.
- b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in \_\_\_\_\_.
- c. Use Standards as stated in Section \_\_\_\_\_ shall be applicable.

## Great Falls Metro (GFM) T6



### Allowed Frontage Types:

- Shopfront
- Forecourt
- Gallery

### Allowed Building Types:

- Apartment House
- Commercial Block

### **Build-To-Layer: 0 ft. Minimum to 10 ft. Maximum Setback**

#### **1. Building Height: Core Area**

- The height of the principal building is measured in stories.
- Each principal building shall be a minimum (6) stories in height, and a maximum (12) stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- An attic story shall not count against the maximum story height.

#### **2. Building Height: Fringe Area**

- The height of the principal building is measured in stories.
- Each principal building shall be a minimum (4) stories in height, and a maximum (8) stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- An attic story shall not count against the maximum story height.

#### **3. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building, that portion of the structure shall not exceed the primary building's eave or parapet height.

#### **4. Ground Story Height**

- The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of (18) inches above the sidewalk.
- The ground story shall have at least (12) feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least (25) feet.
- The maximum story height for the ground story is (20) feet.



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## **5. Upper Story Height**

- a. The maximum floor-to-floor story height for stories other than the ground story is (12) feet.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

## **6. Mezzanines**

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

## **7. Street Wall Height**

- a. A street wall not less than (4) feet in height or greater than (6) feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

## **8. Other**

(Reserved)

## **9. Street Facade**

- a. On each lot the building façade shall be built to the required Build-To-Layer for at least (80%) of the required building line length.
- b. The building façade shall be built to the required Build-To-Layer (BTL) within (30) feet of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than (18) inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

## **10. Buildable Area**

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least (5%) of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

## **11. Side Lot Setbacks**

The principal building shall be setback at least (5) feet from the shared lot line, unless sharing a common wall with an adjacent building.

## **12. Garage and Parking**

- a. Garage entries or driveways shall be located at least (75) feet away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of (16) feet, and a maximum clear width of (24) feet.
- c. Vehicle parking areas on private property shall be located in the rear 50% of the building lot, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.

## **13. Alleys**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of (10) ft. from the rear lot line.

## **14. Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

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## **15. Un-built Required Building Layer and Common Lot Line Treatment**

- a. A street wall shall be required along any Build-To-Layer frontage that is not otherwise occupied by a building. The street wall shall be located not more than (8) inches behind the Build-To-Layer.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

## **16. Lot Widths**

There shall be a minimum lot width of (18) ft., and a maximum lot width of (300) ft.

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### **1. Windows and Doors**

- a. Blank lengths of wall exceeding (20) linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least (60%), but not more than (90%), of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least (20%), but no more than (60%), of the facade area per story (measured as a percentage of the facade between floor levels).

### **2. Building Projections**

- a. Balconies and stoops shall not project closer than (5) ft. to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Build-To-Line (BTL).
- c. Awnings shall project a minimum of (4) ft. and a maximum of within (1) ft. of back of curb (where there are no street trees) or (1) ft. into the tree lawn (where there are street trees.)
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least (10) ft. except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
  - f. Have a minimum of (8) ft. clear width between the facade and the support posts or columns of the awnings.
  - g. Provide for a continuous public access easement at least (5) ft. wide running adjacent and parallel to the sidewalk cover columns/posts

### **3. Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than (60) linear ft.

### **4. Street Walls**

A vehicle entry gate no wider than (18) ft., and/or a pedestrian entry gate no wider than (6) ft. shall be permitted within any required street wall.

### **5. Ground Story**

The ground story shall house commercial or mercantile/retail uses.

### **6. Upper Stories**

The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use. No commerce use is permitted above a residential use. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

### **7. Permitted Uses**

- a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in \_\_\_\_\_.

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b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in \_\_\_\_\_.