



AUBURN PLANNING BOARD MEETING

September 9, 2014

Agenda

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

ROLL CALL

MINUTES:

Approval request of the July 8, 2014 & August 12, 2014 meeting minutes.

PUBLIC HEARINGS:

1. Harriman Architects and Engineers, an agent for Mechanic Savings Bank, is seeking approval of a Special Exception and Site Plan Review for a new Branch Bank Building and vehicular area improvements at 100 Minot Avenue (PID # 230-067); pursuant to Chapter 60- Section 499, (b), (17) Special Exception and Chapter 60- Section 1277 Site Plan Review, of the City of Auburn Ordinances.

OLD BUSINESS:

1. Continued discussion of revised Planning Board By-Laws and Procedures.

MISCELLANEOUS:

1. Form Code Update- Alan Manoian- Economic Development Specialist
2. Discuss upcoming Agricultural District Study

ADJOURNMENT

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

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

Re: Mechanics Savings Bank- 100 Minot Avenue- Special Exception and Site Plan Review

Date: September 9, 2014

I. PROPOSAL- Harriman Associates, an agent for Mechanic Savings Bank, is seeking approval of an Special Exception and Site Plan Review for a new Branch Bank Building and vehicular area improvements at 100 Minot Avenue (PID # 230-067); pursuant to Chapter 60- Section 499, (b), (17) Special Exception and Chapter 60- Section 1277 Site Plan Review, of the City of Auburn Ordinances.

Mechanics Savings Bank has an existing bank at 100 Minot Avenue and is proposing to renovate the existing building along with a small 990 s.f. addition, build a new 4,140 s.f. building with drive through windows and redevelop the vehicular use area. The acquisition of a 30 foot strip of land at the rear of the property will allow an improved traffic flow and provide more on-site parking. The existing bank has 4 entrances and the proposed plan has 3 with better distances from intersections.

The property is zoned General Business (GB). New construction over 5,000 s.f. is a Special Exception with a Site Plan Review. The completed project will have 20,122 s.f. of floor area with a parking requirement of 1 space per 300 s.f. for a total required parking of 67 spaces. The revised site plan proposes 36 spaces with an additional 36 spaces at a nearby employee parking area (115 feet away) owned by Mechanics Savings Bank that will bring the total provided parking to 72 spaces.

The applicant is requesting 5 waivers in total, 4 to the Planning Board for the redevelopment of the site and 1 to the Department of Engineering

II. DEPARTMENT REVIEWS-

- a. Police- No Comments
- b. Auburn Water and Sewer- The Auburn Water and Sewer District in an email dated August 25th (attached) is requesting a new water hook up for the new building.
- c. Fire Department- No comments.

- d. Engineering- The Department of Engineering submitted comments (see attached email from Gary Johnson). A waiver of a traffic study was submitted to Day Goyette, City Engineer who gave staff a verbal approval of the waiver on 9/4/14.
- e. Planning and Development- The Department of Planning and Development has met with the applicant prior to the submission for an initial review. Issues discussed were: proximity of drive-through lanes near the Minot Avenue right of way, number and location of parking spaces, appearance of existing bank building after renovations, adequacy of utilities, phasing and continuing banking service during construction and waivers from current dimensional regulations.

III. PLANNING BOARD ACTIONS- The Planning Board is being asked to consider 4 waivers, a Special Exception and a Site Plan Review for this project at 100 Minot Avenue.

A. WAIVER REQUESTS-

1. Article V- Off Street Parking Loading - Section 60-607, 12- *"All uses containing over five parking and/or loading spaces shall either contain such spaces within structures or be subject to the following requirements:*

d. Where, in nonresidential districts, parking is planned to occupy a portion of the required front yard area, parking shall not be placed nearer than ten feet from the street right-of-way line. The area between the parking area and the street right-of-way line shall be landscaped."

The applicant is proposing to locate drive-through lanes within 10' from the Minot Avenue Right of Way. This area currently has pavement and parking directly adjacent to the Minot Avenue Right of Way. The need to circulate drive-through traffic around the new building and near Minot Avenue and the narrow configuration of the site makes this a necessary request. The applicant has revised the landscape plan to adequately provide dense screening to alleviate the potential conflict of drive through vehicle headlights shining into the oncoming northern direction of Minot Avenue. The staff now supports this waiver request.

2. Article V- Off Street Parking Loading - Section 60-607, 14- *"No portion of any entrance or exit driveway serving a residential use or building shall be closer than 50 feet from the nearest public street intersection unless prevented by dimensional or physical difficulties. No portion of any entrance or exit driveway serving a commercial or industrial use of building shall be closer than 100 feet from the nearest public street intersection unless prevented by dimensional or physical difficulties.*

The applicant is proposing to relocate an existing driveway on Elm Street that is 50 feet from the Minot Avenue intersection to 80 feet. The relocated driveway is an improvement to the current situation and the narrow property is causing difficulty in meeting the dimensional requirements. The staff supports this waiver request.

3. Article V- Off Street Parking Loading - Section 60-607, 15- *"On lots where one entrance and exit driveway or curb-cut is constructed, the curb-cut shall not exceed 32 feet in width. Where two or more driveways or curb-cuts are constructed, the curb cuts shall not exceed 20 feet in width. For automotive service stations, the curb cut widths may be increased to 32 feet for each driveway or access, but shall not exceed two driveways. These widths may be increased up to a maximum of 44 feet on arterial roads if required by the city engineering department or the state department of transportation."*

The applicant has redesigned the 3 driveway entrances into the site and tapered the curb cuts to be wide enough for easy ingress and egress. The Department of Engineering

reviewed the design and determined that driveway widths are measured at the narrowest distance in the driveway entrance. The 3 proposed driveways at their narrowest point meet the required driveway widths of Section 60-607, 15. A waiver request is not needed.

4. Division 14- General Business Zone (GB), Section 60-500 Dimensional Regulations- “(3) *Yard requirements.*

- a. *Rear. There shall be behind every building a rear yard having a minimum depth of 35 feet or 35 percent of the average depth of the lot, whichever is less.”*

The narrow dimensions of the site make it difficult to meet the 35 foot rear yard set-back. The proposed new building is located 30 feet from the rear property lines. The rear yard backs up to an active railroad line. The staff supports the waiver request due to the dimensional restraints of the narrow lot and that granting the waiver will not be detrimental to the neighborhood.

B. SPECIAL EXCEPTION-

A Special Exception is defined in the Zoning Ordinance (Page 14) as follows: “***Special exception*** means a use that would not be appropriate generally or without restriction throughout the district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such a use may be permitted in such district as a special exception, if specific provision for such special exception is made in this zoning chapter and reasonable restrictions imposed by the planning board are complied with.”

For this development application, the proposed new building and addition is over 5,000 square feet in size and therefore is a Special Exception in the GB zone.

The zoning ordinance describes the conditions needed for approval in:

Sec. 60-1336. Conditions-

- (a) *As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:*

(1) *That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.*

(2) *That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.*

(3) *That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.*

(4) *That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.*

(5) *That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered*

off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.

(6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

(7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

The property at 100 Minot Avenue is located in a busy commercial corridor and is being enlarged by the addition of a 30 foot strip of land at the rear. The development proposal includes an additional new building area of over 5,000 s.f. and the Site Plan adequately meets the conditions of approval for a Special Exception.

- C. **SITE PLAN REVIEW-** A Site Plan is required as part of a Special Exception review. The applicant is redeveloping a narrow lot that has had commercial use (bank) for many years. A number of existing site features do not meet current dimensional requirements. The applicant has requested 4 waivers from current regulatory standards and has either met or improved those site features. Should the Planning Board grant those waivers, the Site Plan would be in a position to meet the Objective of the Site Plan Ordinance.

SITE PLAN ORDINANCE- Sec. 60-1277. Objective-

"In considering a site plan, the planning board shall make findings that the development has made provisions for:"

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;*
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;*
- (3) Adequacy of the methods of disposal for wastes; and*
- (4) Protection of environment features on the site and in adjacent areas.*

- IV. **STAFF RECOMMENDATION-** The Staff recommend
- A. **Waiver Requests-** The Staff recommends **APPROVAL** of Waiver Requests 1, 2 and 4 for the Mechanics Savings Bank proposal at 100 Minot Ave. as they meet the intent of the Site Plan Ordinance and due to the dimensional constraints of the lot.
 - B. **Special Exception-** The Staff recommends **APPROVAL** of the Special Exception for the Mechanics Savings Bank proposal at 100 Minot Ave. as it meets the 7 conditions of approval of Section 60-1336 Special Exception Ordinance.
 - C. **Site Plan Review-** The Staff recommends **APPROVAL** of the Site Plan Review as it meets the objective of the Site Plan Review Ordinance, Section 60-1277.

The approval is subject to the following condition:

1. Prior to construction activity, the developer shall establish a bonding and inspection fee with the Department of Engineering.



Douglas M. Greene, A.I.C.P., R.L.A.
City Planner

Doug Greene

From: John Storer [jstorer@awsd.org]
Sent: Monday, August 25, 2014 5:27 PM
To: John Gendron; Frank L. Crabtree; rmarchessault@harriman.com; Eric Cousens; Doug Greene; thebert@hebertconstruction.com; marc@sprinklersystemsinc.com
Cc: Sid Hazelton
Subject: FW: Mechanics
Attachments: Mechanics Savings.pdf; Mechanics sketch.pdf

[Update on Water Service for Mechanics Savings Bank expansion – 100 Center Street, Auburn.](#)

We fielded a few calls today – so in an attempt to provide some clarity on the new water service for the proposed Mechanics Savings project at 100 Minot Ave, I've cc'ed several people. Not sure I got all of the appropriate parties?

The existing Mechanics Savings Bank building would be considered "non-conforming" by our current Water District standards. As such, we would not allow any connections off this line to feed a new building on the same parcel. However, the existing building would be considered grandfathered and can stay as-is. To accommodate the new building there doesn't appear to be any option other than connecting new water service taps to the 24-inch main out in Minot Avenue.

The attached PDF was an estimate I created for John Gendron based on Frank Harriman's proposed Site Plan. The Site Plan showed two new, separate water services (2-inch domestic and 6-inch sprinkler). Per the plan, and my estimate, the proposed work would require 2 new taps on our 24-inch main out in Minot Avenue. I realize this may be a difficult construction issue due to traffic, but a new service tap is required.

One area we have some flexibility is requiring both taps right at the 24-inch main. We would allow a new 6-inch main to come across the street, at which point the 2-inch domestic tap could be made outside of Minot Avenue. This would require a separate isolation valve for the sprinkler system to allow it to be shut-off independently of the domestic service. I apologize for the rough sketch – please see attached – hopefully it provides clarity as to the potential option.

I'm not sure if the time saving for the proposed option is helpful – as it does impact the cost slightly since a new 6-inch isolation valve is required. A price impact is as follows:

- Delete 24 x 2 saddle – save \$765.57; use 6 x 2 saddle instead – cost \$192.64, saves \$572.93,
- Add 2 more 6-inch grip rings – 2 @ \$61.03 for a total of \$122.06
- Add 6-isolation valve for sprinkler line – 1 valve @ \$657.33.

So the proposed option actually costs slightly more in materials - $\$657.33 + \$122.06 - \$572.93 = \206.46 . There really isn't any potential savings for the Water District labor as we will still require a pressurized "wet tap" with the proposed option to ensure the tap is water-tight.

Please let me know if there are any other questions.

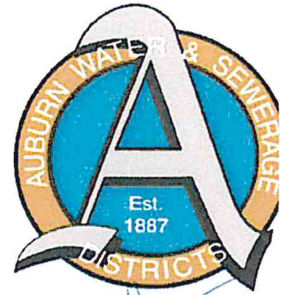
John B. Storer, P.E.
Auburn Water & Sewerage Districts
P.O. Box 414
268 Court Street
Auburn, Maine 04212-0414
Tel 207-784-6469
Fax 207-784-6460

From: John Storer
Sent: Thursday, August 21, 2014 9:24 AM

FINAL ESTIMATE

Auburn Water & Sewerage Districts

P.O. Box 414
 Auburn, ME 04212-0414
 Phone (207) 784-6469 Fax (207) 784-6460



PROJECT: MECHANICS SAVINGS BANK

DESCRIPTION: New Bldg - 2" domestic & 6" sprinkler

PREPARED FOR: John Gendron, Gendron & Gendron

DATE: August 21, 2014
Quotation #:
Customer ID:
Prepared by: John B. Storer, P.E.

Est. Qty.	ID Number	Description	Unit Cost	AMOUNT
60 lf	20260 FST	6" FST Pipe Ductile CL 52	\$ 16.66	\$ 999.81
1 ea	40440 06RM	24" x 6" SS Tap Sleeve	\$ 1,680.34	\$ 1,680.34
1 ea	39317 1	6" MJ DI RS TAP VLV OR "RED NUT"	\$ 1,041.58	\$ 1,041.58
1 ea	45005	GATE BOX COVER	\$ 23.52	\$ 23.52
1 ea	45070	GATE BOX TOP	\$ 88.44	\$ 88.44
1 ea	45125	GATE BOX BOTTOM	\$ 82.48	\$ 82.48
1 ea	44164-1	6" DI GRIP RING ACCESSORY PACK	\$ 61.03	\$ 61.03
200 lf	46195B	2" x 100' BLUE CTS PLASTIC TUBING 200psi	\$ 2.32	\$ 464.10
1 ea	49050	2" BALL CURB	\$ 406.35	\$ 406.35
1 ea	48990	2" CC CORP	\$ 358.64	\$ 358.64
1 ea	45565	HD SERVICE BOX FOOTPIECE	\$ 26.24	\$ 26.24
1 ea	59435 RM	24" x 2" CC DBL STRAP SERV SADDLE CC	\$ 765.57	\$ 765.57
1 ea	45370	SERVICE BOX COVER	\$ 12.35	\$ 12.35
1 ea	45420	5-6 SERVICE BOX L/C	\$ 35.66	\$ 35.66
1 ea	45475	9/16 X 24 SERVICE BOX ROD	\$ 19.28	\$ 19.28
Total Materials:				\$ 6,065.37
12 hr		AWD Labor & Project Inspection	\$ 33.00	\$ 396.00
1 ea		EJ Prescott - subcontracted 24 x 6 wet tap	\$ 750.00	\$ 750.00
1 ea		Conduct 2" wet tap	\$ 300.00	\$ 300.00
6 hr		Service Utility Truck	\$ 8.25	\$ 49.50
1 ea		AWD Chlorination	\$ 350.00	\$ 350.00
1 ea		AWD Pressure Test	\$ 350.00	\$ 350.00
Total Installation:				\$ 2,195.50
TOTAL				\$ 8,260.87

Notes:

2014 Updated Material Prices are listed. Prices are subject to change.

Pricing gets 6-inch to R.O.W. Included a 200 foot roll of 2-inch domestic so line can be run to bldg without utilizing any couplings.

Owner is responsible for all excavation work and installation of piping. Pricing is for AWSD to conduct a 24 x 6 and 24 x 2 "wet taps", and to conduct final pressure testing, disinfection & sampling.

Please note that no sewer fees are included. Owner is responsible for all sewer installation and applicable impact fees.

Doug Greene

From: Gary Johnson
Sent: Friday, August 29, 2014 8:51 AM
To: Doug Greene
Subject: Mechanic Savings Bank

Doug,

I am sending this through gmail because I am having trouble accessing my Outlook. I need to use Mozilla-Firefox to send emails in Outlook and apparently with the internet issues going on today with Time/Warner, Mozilla is down.

I have reviewed the plan submissions and have the following comments:

There is an existing catch basin near the small building to be removed. The plan is to convert this structure to a manhole and connect two new basins to it. The plans provide an existing invert out, but no size for the existing pipe. The plans do not indicate where this existing basin outlets. I am assuming the size is sufficient to drain the area, since the two new basins are draining the same area. I recall working with Sid Hazelton back in July in trying to figure out where all of the drains on this property went. This is one we weren't sure of at the time. Just want to make sure it doesn't go to the sanitary sewer.

They are seeking a waiver from the requirements of a complete traffic study, which under Chapter 46, Dan has the authority to do. Please check with him to see if he has provided that, if deemed appropriate.

Regarding the waiver request for the size of the curb cuts. Historically, when issuing drive opening permits, we have not taken this distance literally as the distance from end of tip down to end of tip down. We have looked at the throat of the entrance as the determining factor and allowed for a reasonable turning radius for the turning vehicles. In my opinion, the opening sizes, as shown, are reasonable.

It is unfortunate to have to cut into Minot Av for utility connections, particularly almost all the way across for the water. These excavations need to be restored properly and be covered by our street excavation permit requirements. There is a three year maintenance responsibility on the excavating contractor and he could be required to fix the trench long after the work under the site bond is done. Given the volume of truck traffic that may need to be detoured to do the water connection, night work might want to be considered. Again, please obtain Dan's opinion on this.

Any work done within the right of way needs to be bonded and inspected. The utility trenches need to be covered under the street excavation requirements for bonding.

Any excess street curbing is property of the City and arrangements to have transported to PW need to be made.

Hope to make it into the office Monday or Tuesday next week for a little while. See you then,
Gary

Elevation Drawings for Mechanics Savings Bank-



**Mechanics Savings Bank-
Existing Building Renovation**



**Mechanics Savings Bank-
New Building**

0 125 250 500 Feet

This map was created by Auburn's GIS Department. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of the information displayed on this map are strongly cautioned to verify all information before making any decisions.



Downtown Form Code Base Map

DRAFT

Downtown Auburn & New Auburn Form-Based Code Building Development Standards (9/2014) (T6, T6.1, T5)

Great Falls Metro (GFM) - (T6)



Centered and radiating out from the (east side) of the intersection of Turner St. and Hampshire St., the **GFM** is characterized by its prominence as the most intensely urban street type in Downtown Auburn, the City of Auburn, and the Lewiston/Auburn region. With a maximum building height of twelve (12) stories, and a minimum building height of six (6) stories, the GFM Street Type is designed to function and live as the City of Auburn’s social, cultural and economic (central square). “Great Falls Square”, provides a vibrant metropolitan focal point and a visually identifiable urbane center for professional enterprise, institutional service, and metropolitan commerce. The upper stories of GFM commercial buildings and office towers shall accommodate high concentrations of mixed-use tenants including residents, management & educational professionals, medical professionals, technology & innovation firms, metropolitan universities and colleges, as well as, clients, students, patients, business associates, visitors, and guests. The ground-level stories of GFM buildings/towers shall form a contextual fabric of street-level commercial spaces functionally designed to accommodate larger-scale retail/specialty stores, fine dining restaurants, distinctive cafes, galleries, creative co-work spaces, studios, innovation centers, and evening social gathering places, all architecturally relating to the pedestrian and addressing the sidewalk of the primary street. The high intensity of the GFM urban street form shall generate strong gravitational pull, dynamic interaction, information exchange, and constant socio-economic encounter within a new and prominent Downtown Auburn central square.

1. Building Height

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 6 stories in height, but no greater than 12 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 feet of any principal building, that portion of the structure shall not exceed 4 stories in height.

3. Ground Story Height: Commerce 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 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet 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 feet and a maximum floor to floor story height of 17 feet.

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 Façade

- a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length.
- b. The building façade shall be built to the required building line (RBL) 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 behind the parking setback line, except where parking is provided below grade.

d. These requirements are not applicable to on-street parking.

e. The parking setback line shall be 30 feet from the designated required building line.

13. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 10 feet 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 building line.

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

15. Frontage Widths

There is no minimum lot width. Although there are no individual side lot setbacks, no building may exceed _____ feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

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 feet 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 Required Building Line.

c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot 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 feet 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 feet 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 feet 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 feet.

4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet 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.

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.

Great Falls Metro-H - (T6.1)



Centered and radiating out from the (west side) of the intersection of Turner St. and Hampshire St., the **GFM-H**, (“H” designating “Hill”) functions to form a compatible street-type with the GFM on the (east side) of the Turner St. and Hampshire St. intersection and is designed to accommodate the significant rise in slope westward along Hampshire Street. Both the GFM and the GFM-H are characterized by their prominence as the most intensely urban street types in Downtown Auburn, the City of Auburn, and the Lewiston/Auburn region. With a maximum building height of twelve (8) stories, and a minimum building height of six (4) stories, the GFM-H Street Type is designed to function and live as the City of Auburn’s social, cultural and economic (central square). “Great Falls Square”, provides a vibrant metropolitan focal point and a visually identifiable urbane center for professional enterprise, institutional service, and metropolitan commerce. The upper stories of GFM-H commercial buildings and office towers shall accommodate high concentrations of mixed-use tenants including residents, management & educational professionals, medical professionals, technology & innovation firms, metropolitan universities and colleges, as well as, clients, students, patients, business associates, visitors, and guests. The ground-level stories of GFM-H buildings/towers shall form a contextual fabric of street-level commercial spaces functionally designed to accommodate larger-scale retail/specialty stores, fine dining restaurants, distinctive cafes, galleries, creative co-work spaces, studios, innovation centers, and evening social gathering places, all architecturally relating to the pedestrian and addressing the sidewalk of the primary street. The high intensity of the GFM-H urban street form shall generate strong gravitational pull, dynamic interaction, information exchange, and constant socio-economic encounter within a new and prominent Downtown Auburn central square.

1. Building Height

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 4 stories in height, but no greater than 8 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 feet of any principal building, that portion of the structure shall not exceed **4 stories** in height.

3. Ground Story Height: Commerce 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 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet 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 feet and a maximum floor to floor story height of 17 feet.

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 building line for at least 80% of the required building line length.
- b. The building façade shall be built to the required building line (RBL) 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 behind the parking setback line, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.
- e. The parking setback line shall be 30 feet from the designated required building line.

13. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 10 feet 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 building line.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

15. Frontage Widths

There is no minimum lot width. Although there are no individual side lot setbacks, no building may exceed _____ feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

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 feet 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 Required Building Line.
- c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot 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 feet 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 feet 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 feet 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 feet.

4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet 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.

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.

Downtown Center (DC) - (T5)



Centered and radiating out from the intersection of Court St. and Turner St., and the intersection of Court St. and Minot Ave., the DC is characterized by a more human-scale and traditional street type in terms of urban intensity, and in architectural relation to the GFM Street Type. With maximum building heights of six (6) stories, and minimum building heights of three (3) stories, the DC Street Type is designed to function and live as the “everyday local business” corridor of Downtown Auburn. The upper stories of DC commercial buildings/blocks shall accommodate professional offices, residential units, creative co-work spaces, working studios, and educational halls. The ground-level stories of DC Street Type shall form a contextual fabric of street-level commercial spaces functionally designed to accommodate local-scale retail/specialty stores, local restaurants & eateries, distinctive cafes, galleries, creative co-work spaces, studios, innovation centers, and evening social gathering places, all architecturally relating to the pedestrian and addressing the sidewalk of the primary street.

1. Building Height

- a. The height of the principal building is measured in stories.
- b. 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.
- c. 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 4 stories in height.

3. Ground Story Height: Commerce 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 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet 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 feet and a maximum floor to floor story height of 17 feet.

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 Façade

- 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 required building line (RBL) 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 behind the parking setback line, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.
- e. The parking setback line shall be 30 feet from the designated required building line.

13. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 10 feet 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 building line.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

15. Frontage Widths

There is no minimum lot width. Although there are no individual side lot setbacks, no building may exceed _____ feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

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 feet 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 Required Building Line.
- c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot 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 feet 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 feet 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 feet 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 feet.

4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet 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.

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.