

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: October 9, 2015

RE: Work Session on Form Based Code

This work session will be devoted almost entirely on a review of the final draft of the proposed Form Based Code. The final draft contains a great deal of material and most of it has been reviewed at previous meetings. I encourage you to please go over the entire document and bring your notes of any corrections, changes or omissions to the meeting. If you'll submit them to me at the meeting, I'll be able to incorporate them into the draft and if time permits, discuss them during the work session.

The staff would like to use your time during the work session to focus on a number of "major" questions that, if resolved, will allow the draft to be revised and made ready for a public hearing at your November 10th meeting.

Here are the staff items to be discussed:

1. Quick review of definitions.
2. Go over all "Building Placement and Configuration" dimensions.
3. Go over all "Building Placement and Configuration" diagrammatic drawings for clarity, graphics and coordination with the dimensions.
4. Discuss Front Yard Fences.
5. Discuss Ground Story Finished Floor Elevation requirements. Can there be a middle ground between residential vs. commercial height requirements? How will this affect mixed uses, conversions from one use type to another?
6. Discuss parking lot location and/or layout for commercial development (T-4.2 through T-6)
7. Discuss Lot Width, Building Lot Coverage.
8. Should there be graphics for parking and building placement on lots?
9. Further discussion of parking requirements. (Reduction in parking rates, downtown area parking)
10. Discuss architectural standards, guidelines, appearance, etc. Does this need to be addressed? If so, where should this be addressed? Require elevations?
11. Final thoughts on streetscape elements, street trees, other details.
12. Quick look at Development Review Application and Checklist.