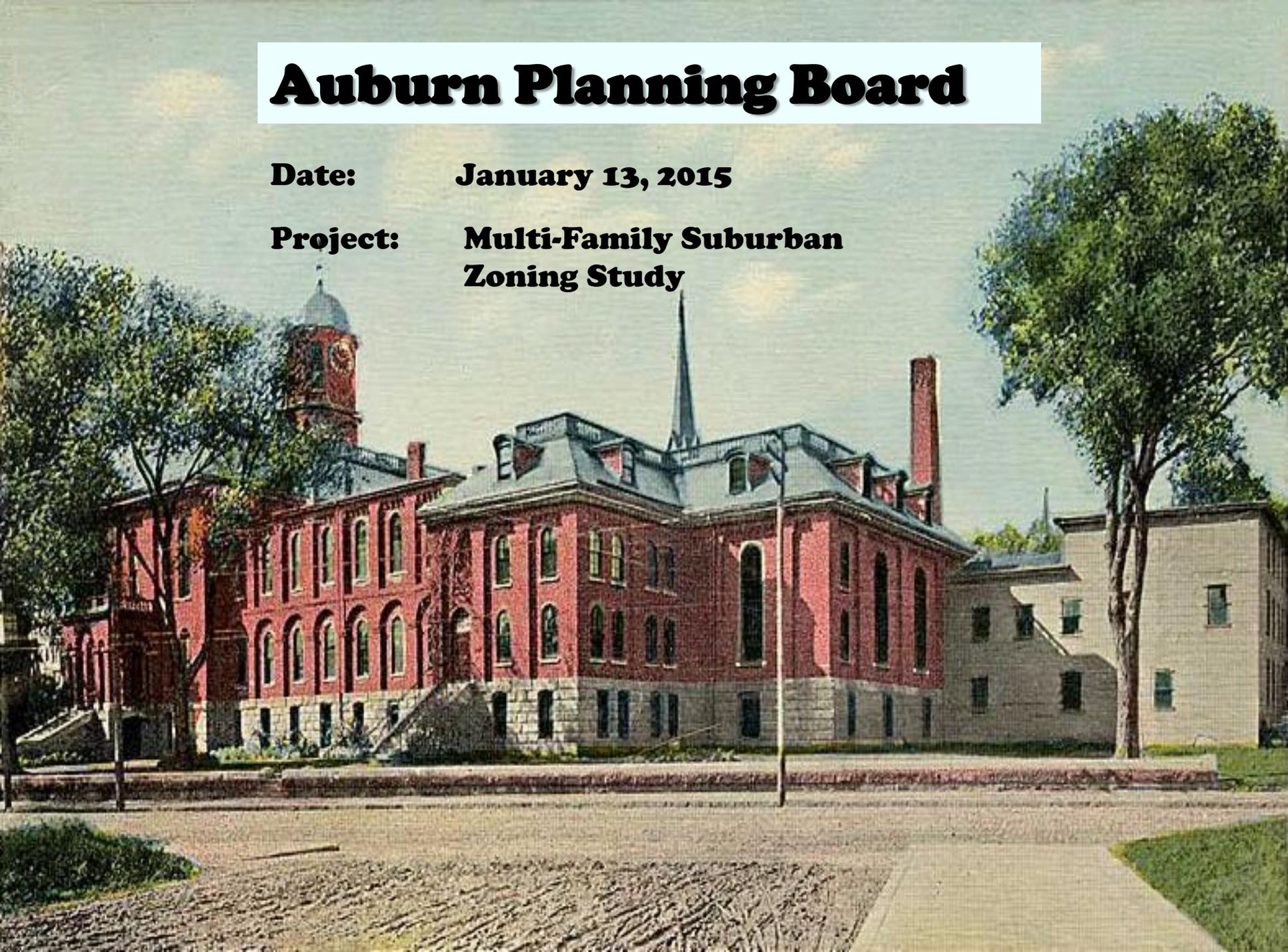
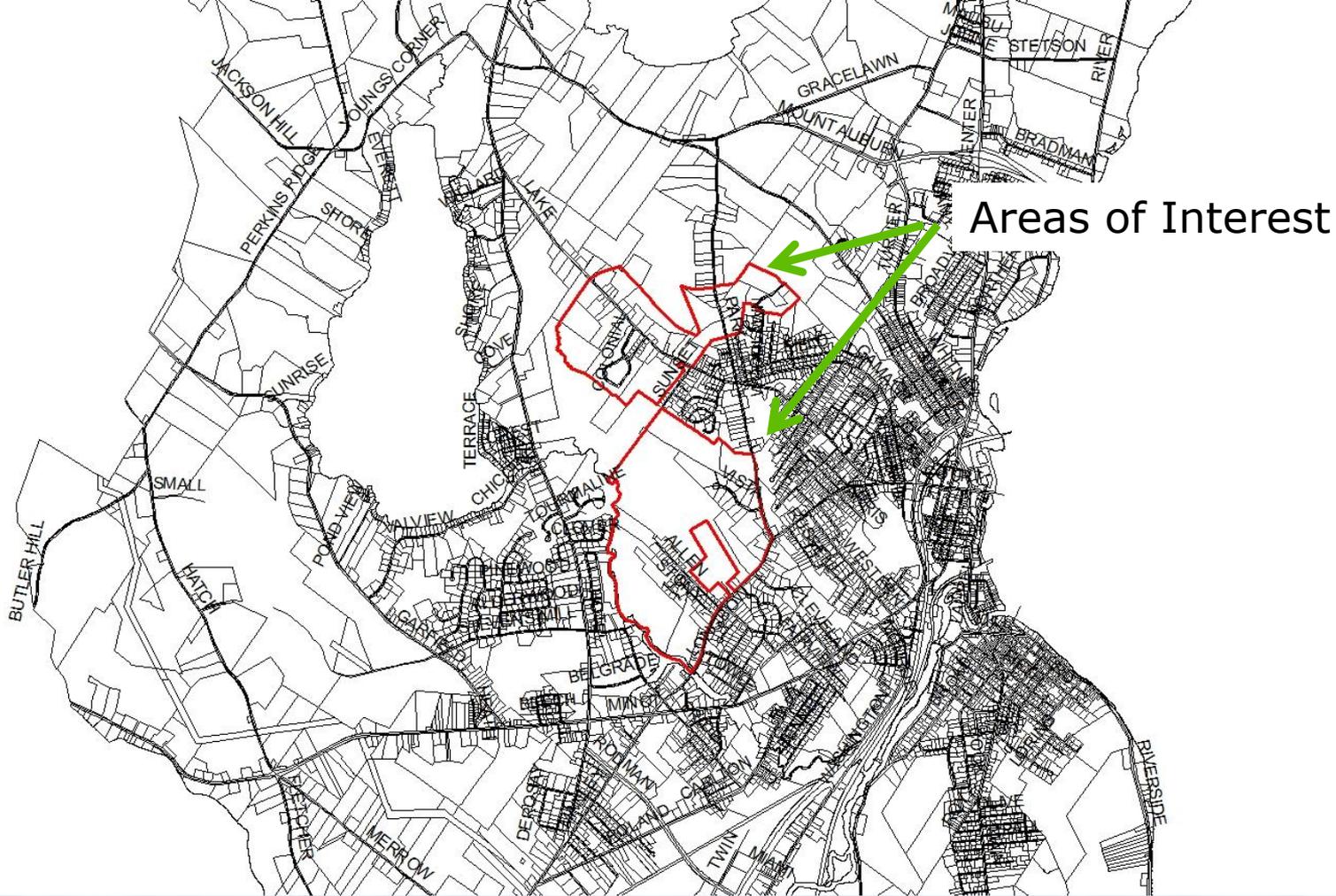


Auburn Planning Board

Date: January 13, 2015

**Project: Multi-Family Suburban
Zoning Study**

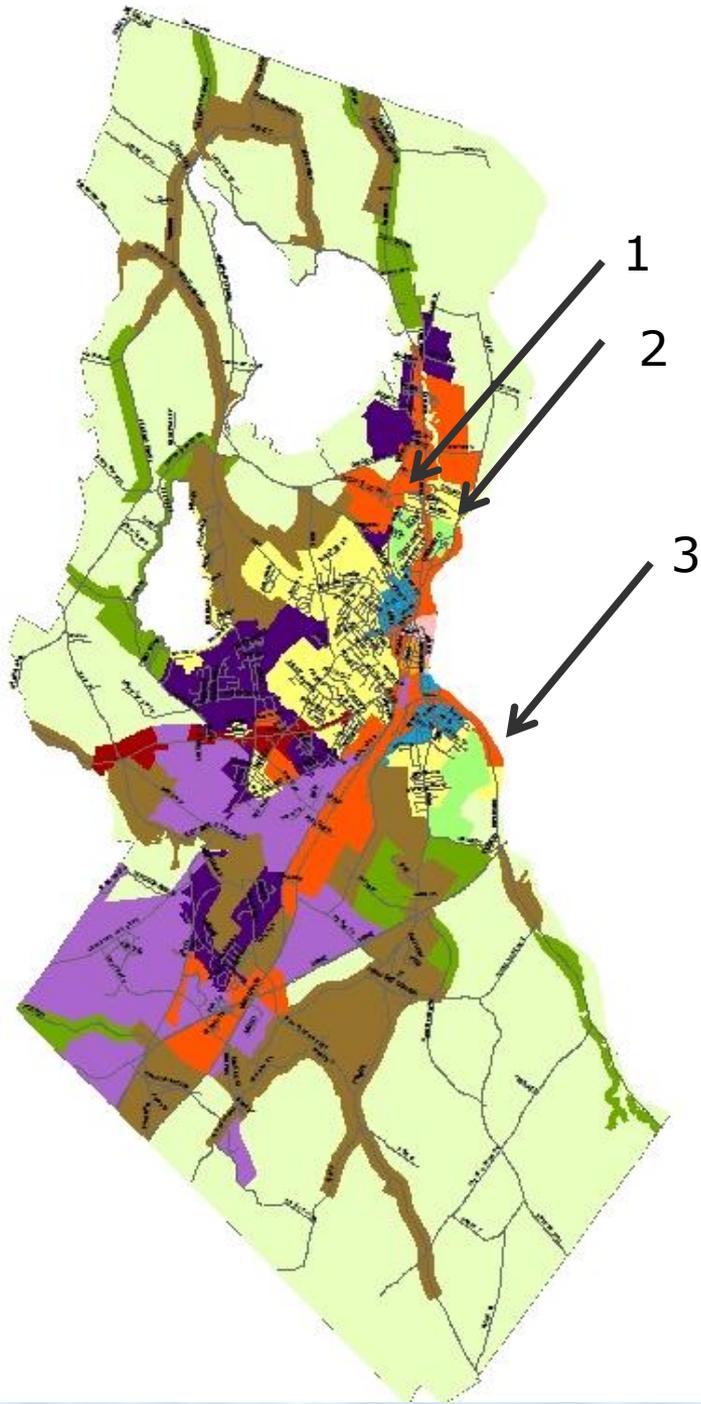




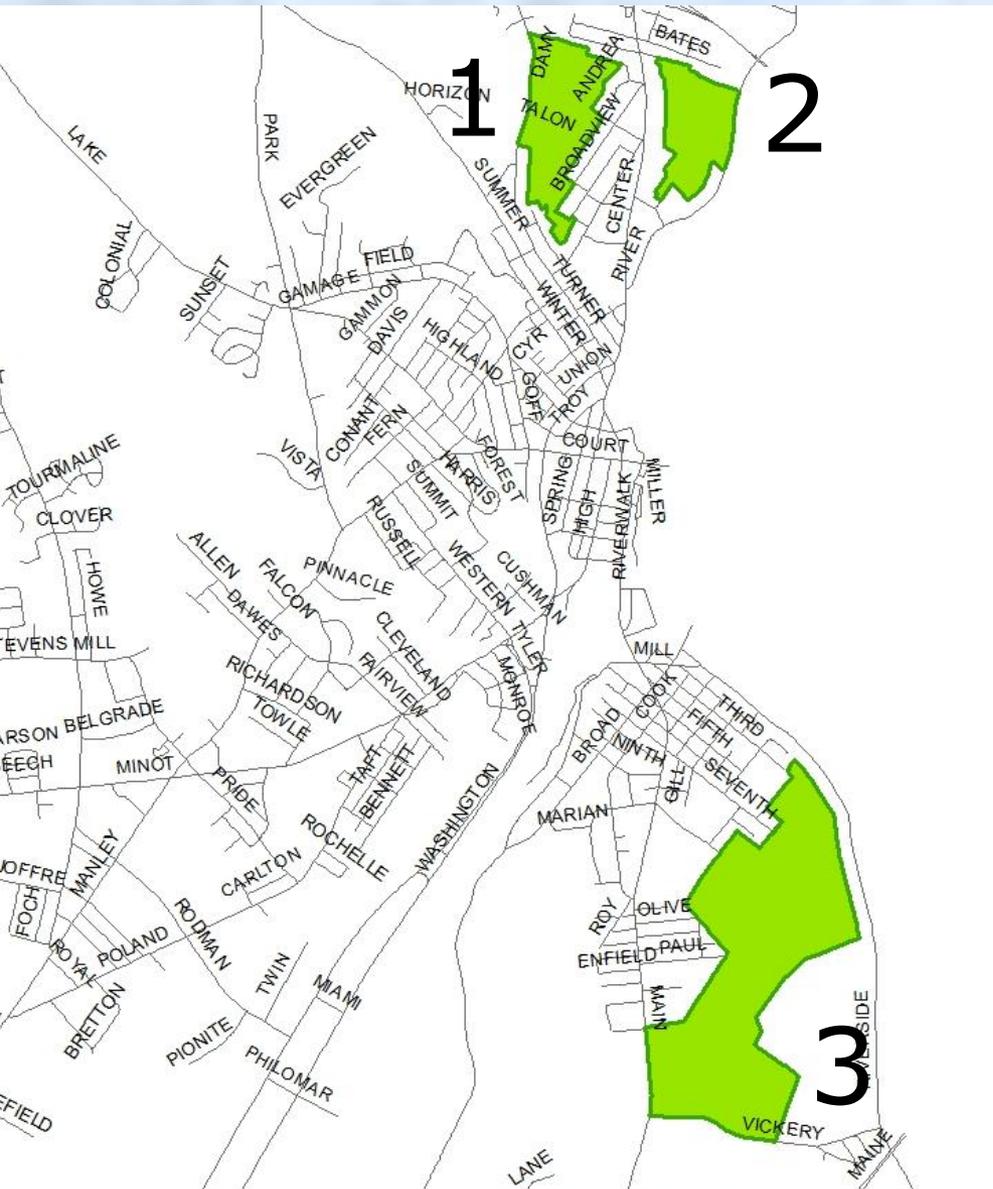
At the November 18, 2014 Planning Board meeting the Staff asked the Board to initiate a zone change in the Lake Street Area that would allow apartments.

The Planning Board was concerned with the difference in density between the **Moderate Density Residential** Land Use designation (6-8 units per acre and allows apartments) and the closest zoning category to that, which is **Multi-Family Suburban**, which allow up to 17 units per acre with apartments. They asked staff to present additional information on existing densities, appearances of apartment complexes outside of downtown and to prepare an amended zoning category that might better fit the density recommendations of the Moderate Density Residential land use of the 2010 Comprehensive Plan.

Here are the results of the staff research:



There are only 3 areas of Multi-Family Suburban zoning in the City of Auburn. (Light green)



Here's a closer look at the 3 areas of Multi-Family Suburban zoning.



MFS Zone Area 1-
 Has the greatest number of
 apartment complexes.
 The highest density is 17.9
 dwelling units per acre.



41 East Dartmouth St.
144 d.u.
7.22 ac
19.9 du/ac

9 and 50 Northern Ave
143 d.u.
9.1 ac
15.7 du/ac

**Multi-Family Suburban
Zone Study Area 2**
Total Area-57.89 ac.
Total Parcels-34
Total D.U.-311
Total Density-5.3 du/ac

MFS Zone Area 2-
This area has 2 apartment
complexes with the highest
density being close to 20
dwelling units per acre.

20 Plummer St

Auburn, Maine

Street View - Apr 2012

© 2013 Google

Plummer St

75 University St.
14.47 du/ac



Google



Northern Avenue Heights

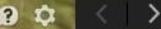
Auburn, Maine

Street View - Aug 2009

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9 Northern Ave.
15.7 du/ac

Google



Back to Map

ew - Jun 2012



**15 Plummer St.
18 du/ac**



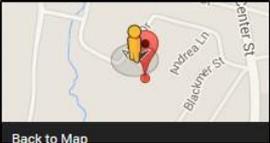
Google



4 Royal Oaks Dr
Auburn, Maine
Street View - Apr 2012



Royal Oaks Condos
10 du/ac



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Auburn, Maine

Street View - Aug 2009

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41 E. Dartmouth St.
19.9 du/ac



Google



Aspen Ct
Auburn, Maine
Street View - Aug 2009

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Valerie Circle
4 du/ac

Aspen Ct



Google



Auburn, Maine



Street View - Apr 2012



521 Turner St.
5 du/ac



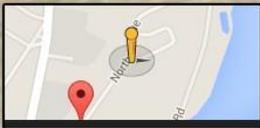
Google



Northern Avenue Heights
Auburn, Maine
Street View - Aug 2009



Northern Ave. Apt.
15.7 du/ac

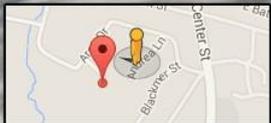


Google

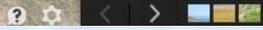
Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a Street View Pegman icon, and a settings gear icon.

26 Andrea Ln
Auburn, Maine
Street View - Apr 2012

Andrea Lane Condos
10.5 du/ac



Google





Sherman Ave. Condos

Questions and Discussion