



## City of Auburn, Maine

Office of Economic and Community Development  
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To: Planning Board, City of Auburn  
From: Zach Mosher, City Planner  
Date: July 11, 2017  
RE: Continued Discussion of a Dog Kennel Text Amendment

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At the June 13<sup>th</sup> Planning Board meeting, a text amendment to allow dog kennels in the Agricultural and Resource Protection (AGRP) was postponed. Staff wanted to re-convene and clarify a couple aspects of the text amendment and bring it back to the Planning Board in July.

### **Staff Comments:**

- 1) Licensed dog kennels are a sensible and reasonable Special Exception use in the Auburn's more rural residential districts. Staff recommends limiting the use of dog kennels to the following 4 districts: Agricultural & Resource Protection District (AGRP), Low Density Country Residential District (LDCR), the Low Density Rural Residential district and Suburban Residential (SR). Staff also recommends continuing to require the minimum lot size of three acres or the zoning district minimum, whichever is greater.
- 2) The use of dog kennels does not constitute an agricultural use, that is, dog kennels do not require a long-term investment/use of Auburn's open agricultural land or natural resources.
- 3) Because dog kennels are not considered an agricultural use, staff recommends prohibiting the construction of any residential units accessory to a kennel in the AGRP district.
- 4) The larger issue of residential uses in the AGRP District will be given careful consideration as part of the Ag Study that will start this year and should not be modified at this time with the limited public input to date.

### **Staff Recommendation:**

The Staff recommends APPROVAL of the text amendment with the following findings and conditions:

- 1) Allowing Dog Kennels in the AGRP district is a reasonable special exception use given its low-density, rural nature.
- 2) The review of Dog Kennels as a special exception in the AGRP district will allow adequate protection to surrounding areas from adverse impacts
- 3) The City of Auburn's Comprehensive Plan supports "...a broader range of rural uses" (Chapter 2, p. 108).

**Conditions:**

- a. Minimum lot size of the zoning district or three acres, whichever is greater
- b. No residential dwelling unit will be allowed as an accessory to the dog kennels use.