

ZOMA-1194-2014

REZONING PETITION

We, the undersigned registered voters of the City of Auburn, do herein petition the City of Auburn to amend the Zoning Map and the City of Auburn Comprehensive Plan, Future Land Use Map in the area of Pond View and Ledgeview Drives from from Low Density Country Residential to Urban Residence as outlined in black on the attached map. The parcels or portions of parcels listed on the attached property list as outlined in black would be changed as noted above. The change is consistent with the Comprehensive Plan in areas that are served by public sewer and will make more of the lots conforming than are conforming under the existing zoning. The change will allow for redevelopment of seasonal homes into year round homes with setbacks that are smaller than currently allowed and more consistent with existing development patterns.

Reasons for proposed zone change

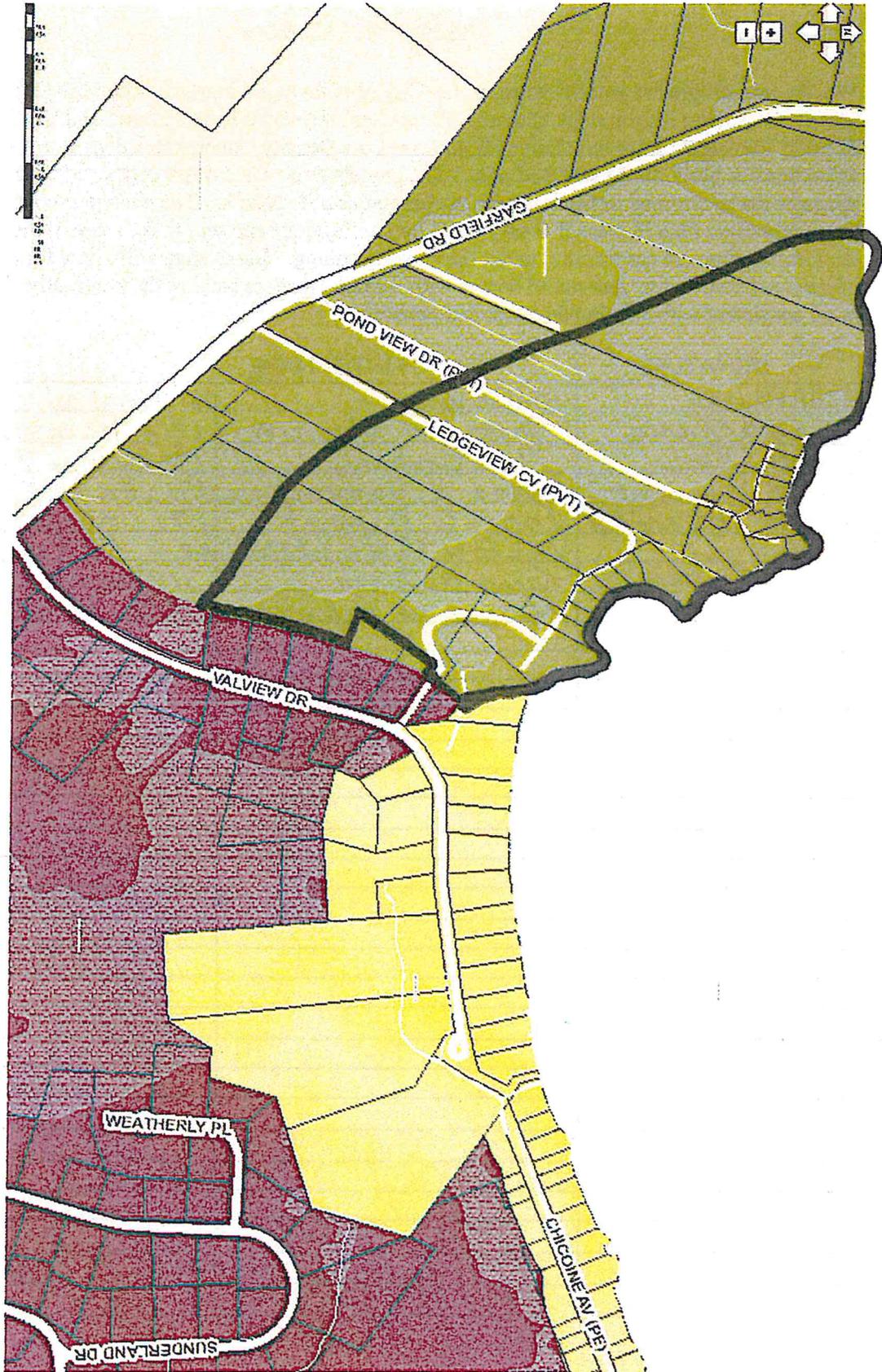
SIGNATURE	PRINTED NAME	ADDRESS
Handwritten Signature	Handwritten Name	1831 Broad St
Carolyn Adams	Carolyn Adams	183 Broad St. Aub.
Jay Arnold	Jay Arnold	10 Dunham St Aub.
Handwritten Signature	Handwritten Name	212 Lake Street
Kelly J Brooks	KELLY J. BROOKS	53 Sixth St., Auburn
Lisa Latueppe	Lisa Latueppe	20 Lafayette Street, Auburn
Ray Ouellette	RAY OUELLETTE	(23) Littlefield Rd
Handwritten Signature	Handwritten Name	29 Madison St
Handwritten Signature	Handwritten Name	212 Lake St
Handwritten Signature	Handwritten Name	53 Broadview Ave
Handwritten Signature	Handwritten Name	86 Broadview Ave
Stevan J. Damien	Stevan J. Damien	703 So Witham Rd
Diane D. Damien	Diane D. Damien	1278 Powal Rd
Claudette Jordan	CLAUDETTE JORDAN	454 Fletcher Rd
Tom Freitas	Tom Freitas	53 Howe St Aub
Mark Eustis	Mark EUSTIS	137 Riverside Dr. Auburn
Adam West	Adam West	32 Amherst St Auburn
Richard Speer	Richard Speer	566 N. Auburn Rd, Aub
Cindy Foss	Cindy Foss	420 Mill St Aub
Kim Brooks	Kim Brooks	30 Barton Ave Aub
Handwritten Signature	Handwritten Name	773 Court St Aub.
Handwritten Signature	Handwritten Name	191 Poland Springs Rd Aub
Handwritten Signature	Handwritten Name	14 Penley Corner Rd Aub
* Camille Bernard	CAMILLE BERNARD	448 Youngs Corner Rd Aub.
Lester Perry	Lester Perry	27 Miami Ave Aub ME.
Jay Bishop	JAY Bishop	901 Lakeshore Drive Aub.
Daniel J. Rodrigue	Daniel J. Rodrigue	259 Gamage Ave Aub.
* Ronald Bastien	RONALD BASTIEN	59 6th St. Aub
Elwin Szoland	Elwin Szoland	30 Fairview Ct Aub
Donald R Mailhot	DONALD R MAILHOT	185 BROAD ST, AUB
Lisa A Mailhot	LISA A Mailhot	185 Broad St Aub

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SIGNATURE	PRINTED NAME	ADDRESS
<i>[Signature]</i>	DARLENE WHITBY	297 S. MOULTON ST. AUBURN ME
<i>[Signature]</i>	DAVID ARNOLD	78 COACHMAN AVE AUB ME
<i>[Signature]</i>	CHERYL A. ARNOLD	26 OLD CARRIAGE AUB ME
<i>[Signature]</i>	TRENST. THERRIAULT	95 LEDGEVIEW COVE AUB ME
<i>[Signature]</i>	ROLAND N. MAILLOIS	134 LEDGEVIEW COVE AUB ME
<i>[Signature]</i>	PATRICIA D. MAILHOT	134 LEDGEVIEW COVE AUB ME
<i>[Signature]</i>	JACQUELINE C. DOWLING	161 PONDVIEW DRIVE AUB ME
<i>[Signature]</i>	THOMAS D. DOWLING	161 PONDVIEW DRIVE AUB ME
<i>[Signature]</i>	PAULINE MORISSETTE	545 GARFIELD RD. AUBURN
<i>[Signature]</i>	BRENDA JOLY	167 POND VIEW DRIVE
<i>[Signature]</i>	KEVIN D. JOLY	167 POND VIEW DRIVE
<i>[Signature]</i>	MARANDA GAY	195 WEST SHORE RD. AUBURN
<i>[Signature]</i>	EDMONA L. GAY	195 W. SHORE RD AUBURN
<i>[Signature]</i>	LOUISE C. FORGUES	157 POND VIEW DR. AUBURN
<i>[Signature]</i>	ANNE PARIBRAND	493 GARFIELD RD AUBURN
<i>[Signature]</i>	ANNETTE CHENARD	61 CAROL LN. AUBURN
<i>[Signature]</i>	CLAUDETTE WINSLOW	61 CAROL LN. AUBURN
<i>[Signature]</i>	CAROLINE F. TOUTURE	61 CAROL LN AUBURN
<i>[Signature]</i>	ROBERT H. TREMBLAY	134 PONDVIEW DR. AUBURN
<i>[Signature]</i>	MARC D. TREMBLAY	134 PONDVIEW DRIVE AUBURN
<i>[Signature]</i>	THERESA TREMBLAY	134 POND VIEW DR.
<i>[Signature]</i>	STEPHEN BOUCHARD	14 POND CREST LANE AUBURN
<i>[Signature]</i>	MILAGRINE MAILHOT	147 PONDVIEW DR. AUBURN
<i>[Signature]</i>	MARIE STEELE	42 TERRACE RD. AUBURN
<i>[Signature]</i>	DAVE STEELE	1159 HOTEL RD, AUBURN
<i>[Signature]</i>	GEORGE C. LANGSNIER	56 LAVERGNE ST. LEWISTON ME TAYLOR FOND

Proposed Zoning Change from Low Density Country Residential to Urban Residence outlined in black



Development Standards – The basic density requirement should be up to 6-8 units per acre for single family and two-family homes and up to 10-12 units per acre for townhouse style and multifamily units. The reuse/reconfiguration of the space within existing buildings for residential purposes should be allowed without consideration of the density/lot size requirements provided that the building will be renovated, be compatible with the neighborhood, and meet the City's requirements for residential units including the provision of appropriate parking and green space. The minimum lot size for single family house lots should be 5,000 to 6,500 SF with 50 feet of lot width or frontage. The other development standards should be established to reflect the existing pattern of development.

Moderate Density Neighborhood Conservation District (MoDNC)

Objective – Stabilize and promote continued investment in the City's moderate density single and two-family neighborhoods to assure that they remain safe, attractive areas in which residents want to live (see Figures 2.3, 2.5, 2.6, and 2.7). To this end, the district should allow property owners to upgrade their properties and for infill development to occur on vacant lots as long as it is compatible with the character of the neighborhood.

Allowed Uses – The allowed uses in the Moderate Density Neighborhood Conservation District should be limited to the following types of uses:

- single and two-family homes
- townhouse style attached single family units
- home occupations
- community services and municipal use and facilities
- agriculture

Development Standards – The basic density requirement should be up to 4-6 units per acre for single family and two-family homes and up to 6-8 units per acre for townhouse style units. The minimum lot size for single family house lots should be 7,500 to 10,000 SF, with 75 to 100 feet of lot width or frontage. The other development standards should be similar to the standards for existing Urban Residential District. The development standards should include provisions to allow infill development on existing lots of record, regardless of their size, if they meet stringent design and environmental standards that ensure compatibility with the surrounding neighborhood.

DESIGNATIONS: NONRESIDENTIAL AND MIXED USE

Neighborhood Business District (NB)

Objective – The objective of the Neighborhood Business District is to allow for the maintenance, improvement, and continued commercial use of properties within residential neighborhoods that have been traditionally used for nonresidential purposes, provided that they are good neighbors, and that changes in the property or the use do not increase the adverse impacts on

PART II - CODE OF ORDINANCES
Chapter 60 - ZONING
ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 3. LOW DENSITY COUNTRY RESIDENTIAL DISTRICT

DIVISION 3. LOW DENSITY COUNTRY RESIDENTIAL DISTRICT

[Sec. 60-200. Purpose.](#)

[Sec. 60-201. Use regulations.](#)

[Sec. 60-202. Dimensional requirements.](#)

[Secs. 60-203—60-227. Reserved.](#)

Sec. 60-200. Purpose.

The purpose of this zone is to maintain and promote the rural/agricultural character of the land within this zone. This zone is composed of those areas in the city whose predominant land use is rural, wooded and agricultural. The regulations for this zone are designed to protect and stabilize these predominant land uses which are the essential characteristics of these areas and to minimize conflicting land uses detrimental to agricultural enterprises. Since residences are only incidental to this zone's development, the densities which require improved roads and expanded municipal services, in excess of those required by the present agricultural-oriented uses, shall not be permitted.

(Ord. of 9-21-2009, § 3.32A)

Sec. 60-201. Use regulations.

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

- (1) All uses permitted in the Agriculture and Resource Protection District, except uses allowed by section 60-172(a)(8) and (9).
- (2) One-family detached dwellings.
- (3) Lawn maintenance services.

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

- (1) All uses permitted by special exception in the Agriculture And Resource Protection (AR) District, (divisions 2 and 3 of article IV of this chapter), except uses allowed by section 60-172(b)(7), (14), and (15).
- (2) Bed and breakfast.

(Ord. of 9-21-2009, § 3.32B; Ord. 33-02072011-08, 2-7-2011; Ord. No. 08-08012011-07b, 8-1-2011)

Sec. 60-202. Dimensional requirements.

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

- (1) *Minimum lot area, width and depth.* No lot shall be created and/or no building shall be erected on a lot containing less than three acres and measuring less than 325 feet in width. No lot shall be less than 200 feet in depth. The keeping of horses, mules, cows, goats, sheep, hogs and similar size animals for domestic use of the residents of the lot is permitted provided that the

PART II - CODE OF ORDINANCES
Chapter 60 - ZONING
ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 3. LOW DENSITY COUNTRY RESIDENTIAL DISTRICT

land area required per animal unit forms to the definition of animal farm contained in section 60-2.

- (2) *Density.* The density of dwelling units shall not exceed an average of one dwelling per three acres.
- (3) *Yard requirements.*
 - a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 50 feet or 25 percent of the average depth of the lot, whichever is less.
 - b. *Side.* There shall be a minimum distance of 15 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 25 feet for side yard setback.
 - c. *Front.* There shall be in front of every building a front yard having a minimum depth of 50 feet or 25 percent of the average depth of the lot whichever is less.
- (4) *Height.* The height of all dwelling structures shall be limited to 2½ stories or 35 feet in height. Accessory buildings and structures 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, § 3.32C)

Secs. 60-203—60-227. Reserved.

PART II - CODE OF ORDINANCES
Chapter 60 - ZONING
ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 6. URBAN RESIDENCE DISTRICT

DIVISION 6. URBAN RESIDENCE DISTRICT

[Sec. 60-276. Purpose.](#)

[Sec. 60-277. Use regulations.](#)

[Sec. 60-278. Dimensional regulations.](#)

[Secs. 60-279—60-304. Reserved.](#)

Sec. 60-276. Purpose.

This district is intended to provide for, protect and stabilize medium density urban residential areas of single- and two-family detached dwellings and their adjunct public and institutional uses. It is designed to ensure a family living environment in an urban setting through lot size requirements that provide adequate yard space for family outdoor activity and play space for children.

(Ord. of 9-21-2009, § 3.43A)

Sec. 60-277. Use regulations.

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

- (1) One-family detached dwellings.
- (2) Two-family dwellings.
- (3) 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.
- (4) Accessory uses building or structures.
- (5) Farming of field crops, row crops, orchards or truck gardens.
- (6) Municipal uses and buildings.

(b) *Special exception uses.* All uses permitted by special exception in the Suburban Residence (SR) District (division 6 of article IV of this chapter), except radio, radar, television and radio-telephone transmitting towers are permitted in the Urban Residence (UR) District.

(Ord. of 9-21-2009, § 3.43B)

Sec. 60-278. 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.*** No lot shall be created and/or no building shall be erected on a lot containing less than 10,000 square feet; and measuring less than 100 feet in width. No lot shall be less than 100 feet in depth. No two-family dwelling shall be erected on a lot containing less than 12,000 square feet.

PART II - CODE OF ORDINANCES
Chapter 60 - ZONING
ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 6. URBAN RESIDENCE DISTRICT

- (2) *Density.* The density of single-family dwelling units shall not exceed four units per acre. The density of two-family dwelling units shall not exceed six units per acre.
- (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.
- (4) *Height.* The height of all structures shall be limited to 2½ stories or 35 feet in height with the following exceptions: A farm accessory building or structure, 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, § 3.43C)

Secs. 60-279—60-304. Reserved.