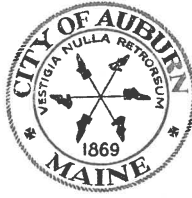


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CITY OF AUBURN
MAINE

9481

ROSCOE L. CLIFFORD
City Planner



CITY PLANNING BOARD

December 15, 1960

To The Honorable Mayor and Council

Gentlemen:

The Planning Board held a hearing on certain proposed amendments to the Zoning Ordinance on December 13. The Board now recommends adoption of:

1. An amendment creating a new General Business Zone East of Center Street and North of Stetson Road. To put this into effect would require the passage of the attached ordinances numbered 1, 2, 3, and 4.
2. An amendment allowing outdoor recreational uses of land under certain conditions in Farm and Forest and Rural Residence Zones. To put this into effect would require the passage of the attached ordinances numbered 5 and 6.
3. An amendment clarifying the minimum yard spaces required on existing lots of less area than now required. This is the attached ordinance number 7.
4. An amendment setting aside the yard space requirement in Business Districts and in Industrial Districts adjacent to railroad sidings and adjacent to Flood Plain Zones. This is the attached ordinance number 8.

It would be in order for you to set a time, date, and place for a public hearing on those measures if it be your pleasure to consider these changes.

The Board also recommends passage of an amendment to the sub-division ordinance to allow construction of seasonal residential developments with private roads built to a lesser standard than required for other developments. This is the attached ordinance number 9. No hearing is required for this.

Respectfully submitted,

Roscoe L. Clifford
Roscoe L. Clifford
City Planner

RLC:ds

*1st Reading Jan. 4.
2nd Reading Jan. 16
Public Hearing Jan. 16
Final Passage Jan. 16
Posted*

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date Dec. 1960

~~Ordered~~
Be it Ordained by The City Council, That the Zoning map of the City of Auburn
~~Resolved~~
be amended by designating thereon a new "General Business Zone"
east of Center Street and North of Stetson Road bounded as
follows:

Westerly by the easterly line of Center Street;

Northerly by a line at right angles to Center Street at a
point 2600 feet from the northerly line of Stetson Road measured
along the easterly side line of Center Street;

Easterly by a line parallel to Center Street and 650 feet
distant therefrom;

Southerly by the Northerly line of Stetson Road.

Presented by

COUNCILMAN FROM WARD

Action by City Council

1st Reading

Motion for acceptance of 1st Reading:..... Seconded by

Vote

Motion to waive provisions of Charter calling for 1st and 2nd readings on two separate dates.

..... Seconded by

Vote: Yeas Nays

Motion to dispense with further reading

Seconded by Vote, Yeas Nays

Motion for final passage Seconded by

Vote: Yeas Nays

Date

Attest:

.....
CITY CLERK

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date December 9, 1960

~~Ordinance~~

Be it Ordained by The City Council, That the Zoning ordinance of the City of

~~Resolution~~

Auburn be amended by striking out section 3.606 thereof and inserting in lieu thereof the following section 3.606:

A tract of land between Turner Street and the Androscoggin River, both sides of Bobbin Mill Brook, more particularly bounded:

Northerly by a line parallel to and 300 feet northerly from Stetson Road centerline between Turner Street and Center Street.

Easterly by the easterly line of Center Street;

Northerly by the Northerly line of Stetson Road;

Westerly by a line parallel to Center Street and 650 feet distant easterly therefrom:

Northerly by a line parallel to and 300 feet northerly from the Stetson Road centerline.

Presented by

COUNCILMAN FROM WARD

Action by City Council

1st Reading.....

Motion for acceptance of 1st Reading:..... Seconded by.....

Vote

Motion to waive provisions of Charter calling for 1st and 2nd readings on two separate dates.

..... Seconded by

Vote: Yeas Nays

Motion to dispense with further reading.....

Seconded by Vote, Yeas Nays.....

Motion for final passage Seconded by

Vote: Yeas Nays

Date

Attest:

.....
CITY CLERK

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date _____

~~Resolved~~
Be it Ordained by The City Council, That the Zoning Ordinance of the City of
~~Resolved~~

Auburn be amended by striking out section 3.607 thereof and inserting in lieu thereof the following section 3.607.

A finger of land near East Auburn along and between Turner Street and Center Street north of Stetson Street, more particularly bounded:

Northerly by the centerline of School Street at East Auburn;

Easterly by thread of Bobbin Mill Brook between said Water District land and a point in the thread of said Brook at a "General Business Zone" described in section 3.918, about 2600 feet northerly from the northerly line of Stetson Street;

Southerly by a line at a right angle to Center Street at a point 2600 feet northerly from the northerly line of Stetson Road measured along the easterly line of Center Street;

Easterly by the Easterly line of Center Street;

Southerly by a line parallel to and 300 feet northerly from Stetson Road centerline between Center Street and Turner Street.

Westerly by that portion of Turner Street centerline between a point thereon 300 feet northerly from Stetson Street centerline and the northerly boundary of City Farm property;

Southerly by the northerly property line of said Auburn City Farm property;

Westerly by a line parallel to and 200 feet westerly from Turner Street centerline between said Auburn City Farm property and School Street at East Auburn Village.

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date _____

~~XXXX~~
Ordered

Be it Ordained by The City Council, That the Zoning Ordinance of the City of

~~XXXX~~
Resolved

Auburn be amended by adding thereto a new section, to wit section 3.918 to be designated as a "General Business Zone" described as follows:

Land east of Center Street and North of Stetson Road bounded:

Westerly by the easterly line of Center Street;

Northerly by a line at right angles to Center Street at a point 2600 feet from the northerly line of Stetson Road measured along the easterly side line of Center Street;

Easterly by a line parallel to Center Street and 650 feet distant therefrom;

Southerly by the Northerly line of Stetson Road.

Presented by _____

COUNCILMAN FROM WARD _____

Action by City Council _____

1st Reading _____

Motion for acceptance of 1st Reading: _____ Seconded by _____

Vote _____

Motion to waive provisions of Charter calling for 1st and 2nd readings on two separate dates.

_____ Seconded by _____

Vote: Yeas _____ Nays _____

Motion to dispense with further reading _____

Seconded by _____ Vote, Yeas _____ Nays _____

Motion for final passage _____ Seconded by _____

Vote: Yeas _____ Nays _____

Date _____

Attest:

CITY CLERK

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date Dec. 1960

~~Ordered~~
Be it Ordained by The City Council, That the Zoning Ordinance of the City of
~~Resolved~~

Auburn be amended by adding thereto the following section 4.23:

Outdoor recreational uses of land with such accessory buildings as may be required only after approval by the Planning Board. Such approval shall be based on the following terms and conditions:

- 1. Submission of a written statement of the proposed use.**
- 2. Submission of plan(s) to contain the following data:**
 - (a) Locus map showing adjacent properties**
 - (b) Location and type of improvements**
 - (c) Access roads**
 - (d) Water supply**
 - (e) Sewage disposal**
 - (f) Description of terrain**
- 3. Compliance with applicable safety regulations.**
- 4. That such uses will not be detrimental to the public health, safety and welfare.**

6

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date December 12, 1960

~~Ordered~~

Be it Ordained by The City Council, That the Zoning ordinance of the City of

~~Resolved~~

Auburn be amended by striking out section 4.251 thereof and inserting in lieu thereof the following section 4.251:

All the uses in Section 4.21, 4.22 and 4.23 above and in 4.3 below.

Presented by

COUNCILMAN FROM WARD

Action by City Council

1st Reading.....

Motion for acceptance of 1st Reading:..... Seconded by.....

Vote

Motion to waive provisions of Charter calling for 1st and 2nd readings on two separate dates.

..... Seconded by

Vote: Yeas Nays

Motion to dispense with further reading.....

Seconded by Vote, Yeas..... Nays.....

Motion for final passage Seconded by

Vote: Yeas Nays

Date

Attest:

.....
CITY CLERK

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date _____

~~Resolved~~

Be it Ordained by The City Council, That the zoning ordinance of the City of
~~Resolved~~

Auburn be amended by adding to sections 6.1 and 6.3 (a) and 6.3 (b) the following final phrase:

"or except as otherwise provided under section 5.61 of this ordinance."

Presented by _____

COUNCILMAN FROM WARD _____

Action by City Council _____

1st Reading _____

Motion for acceptance of 1st Reading: _____ Seconded by _____

Vote _____

Motion to waive provisions of Charter calling for 1st and 2nd readings on two separate dates.

_____ Seconded by _____

Vote: Yeas _____ Nays _____

Motion to dispense with further reading _____

Seconded by _____ Vote, Yeas _____ Nays _____

Motion for final passage _____ Seconded by _____

Vote: Yeas _____ Nays _____

Date _____

Attest:

CITY CLERK

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date Dec. 1960

~~XXXX~~
Ordered
Be it Ordained by The City Council, That the Zoning ordinance of the City of
~~XXXX~~
Resolved
Auburn be amended by inserting therein the following paragraphs:

6.3 In Business Districts

(c) Where the requirement of a railroad siding exists, the open yard space regulations as set forth in section 6.3 (a) & (b) above are abrogated for the side(s) of the building requiring the siding. The engineering requisites for a safe and properly designed siding and building setback acceptable to the railroad shall take precedence.

(d) Where a Business District adjoins a Flood Plain District, the open yard space regulations as set forth in section 6.3 (a) and (b) above are abrogated for the property line abutting the Flood Plain District.

6.4 In Industrial Districts

(b) Where the requirement of a railroad siding exists, the open yard space regulations as set forth above are abrogated for the side(s) of the building requiring the siding. The engineering requisites for a safe and properly designed siding and building setback acceptable to the railroad shall take precedence.

(c) Where an Industrial District adjoins a Flood Plain District, the open yard space regulations as set forth ~~in~~ ~~section 6.3 (a) and (b)~~ above are abrogated for the property line abutting the Flood Plain District.

9

City of Auburn

CITY COUNCIL, AUBURN, MAINE

Date _____

~~Ordered~~

Be it Ordained by The City Council, That ~~the subdivision regulations, Chapter~~

~~Revised~~

23 of the ordinances of the City of Auburn be amended by inserting therein the following section 102.6:

The Planning Board may waive or alter all or any part of the provisions of sections 103.3 (1), 104.2, and/or 105.5 of this ordinance in connection with subdivisions of seasonal residential property with water frontage on a great pond provided that the required roads shall be plainly marked "Private Way" and shall not be offered to the City for acceptance as public ways until there has been full compliance with the complete subdivision ordinance.

Presented by _____

COUNCILMAN FROM WARD _____

Action by City Council _____

1st Reading _____

Motion for acceptance of 1st Reading: _____ Seconded by _____

Vote _____

Motion to waive provisions of Charter calling for 1st and 2nd readings on two separate dates.

_____ Seconded by _____

Vote: Yeas _____ Nays _____

Motion to dispense with further reading _____

Seconded by _____ Vote, Yeas _____ Nays _____

Motion for final passage _____ Seconded by _____

Vote: Yeas _____ Nays _____

Date _____

Attest:

CITY CLERK