



# City Council Workshop

## February 8, 2016

### Agenda

#### **5:30 P.M. Workshop**

- A. Neighborhood Revitalization Follow Up (Jason Moen, Eric Cousens, Phil Crowell – 30 minutes)
- B. Housing Code Update (Eric Cousens – 30 minutes)
- C. Form Based Codes (Eric Cousens and Doug Greene – 45 minutes)

*After each workshop item is presented, the public will be given an opportunity to comment.*

***NOTICE: The following Council Committee Meetings have been scheduled. These meetings are all open to the public.***

- ❖ **Community & Economic Development** - Tuesday, February 16, 2016 at 5:30 PM in Room 204
- ❖ **Transportation & Environment** - Wednesday, February 17, 2016 at 5:30 PM in Council Chambers
- ❖ **Finance & Administration** - Thursday, February 18, 2016 at 5:30 PM in Council Chambers
- ❖ **Public Safety & Community Services** - Thursday, February 25, 2016 at 6:00 PM in the Community Room



## City Council Information Sheet

City of Auburn

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**Council Workshop or Meeting Date:** 2/8/2016

**Author:** Jason Moen, Deputy Chief of Police

**Subject:** Neighborhood Revitalization Strategy

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**Information:** Implementation of a Multi-Departmental Neighborhood Revitalization Strategy

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**Advantages:** Implementation will ultimately lead to investment opportunities in revitalizing residential housing stock in the downtown area. Enforcement activities will focus on issues leading to the deterioration of a neighborhood, IE Drug Trafficking, Code Violations, Problem Buildings. The implementation will assist the city in achieving goals set forth in the 2015-19 Consolidated Plan Neighborhood Revitalization Strategy created by the Citizens Advisory Committee.

**Disadvantages:** City priorities will be realigned, causing a temporary shift in the allocation of city resources to particular areas and programs.

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**City Budgetary Impacts:** Reallocation of existing funding in the CDBG Program (\$80,000) to implement the Neighborhood Revitalization Strategy.

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**Staff Recommended Action:** To implement the Neighborhood Revitalization Strategy, reallocating \$80,000 of existing CDBG Funding, \$56,597 Drug Assets Forfeiture funding and \$163,661 of current FY16 funding.

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**Previous Meetings and History:** City Council Workshop 09/14/15 A New Approach to Building Stronger Neighborhoods Presentation; City Council Workshop on 10/19/15 and on 1/25/2016.

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**Attachments:**



## City Council Information Sheet

City of Auburn

**Council Workshop or Meeting Date:** February 8, 2016

**Author:** Zachary Lenhart, Coder Compliance Officer

**Subject:** Amendments to the City of Auburn Code of Ordinances

**Information:** The purpose of these amendments is to update and clarify ordinances frequently enforced by the Code Compliance Officers of Auburn. The effectiveness of code enforcement is sometimes hampered by ambiguities and limited scope of these outdated codes. These are common sense amendments that will help city officials make neighborhoods safer, cleaner, more attractive and over time raise property values.

The current Housing Code was adopted in 1967 and reflects housing standards of that time. In the recent past there have been multiple attempts to bring Auburn's housing maintenance code to more modern standards by adopting some form of the International Property Maintenance Code, a common maintenance code across the country also used by Lewiston. After much deliberation, public process, committee work and drafting a full property maintenance code multiple times, these efforts have come up short, presumably because the changes were viewed as too far reaching and past councils responded to public concerns by denying the changes. The proposed amendments described below are an attempt to make needed updates and clarifications to the almost 50 year old existing housing code. They are not far reaching but they will make a positive difference.

On the day of trash collection, the City of Auburn's denser populated areas become unsightly due to the "mountains" of trash that are put out on the sidewalk and street. The garbage put out by the collective tenants of apartment buildings creates unattractive piles of plastic bags full of household trash. If put out too early or too late animals often tear into the bags and make the problem worse and create sanitation concerns. Bulky waste that is not collected by the City also becomes a problem when it remains illegally on the curb for an extended period of time. The proposed changes to the Solid Waste chapter attempt to better address these issues.

The off-street parking standards of the zoning ordinances are enforced by code officers frequently in response to "junk" vehicles on a residential property. The amendments to the zoning ordinance would eliminate the ambiguous "inoperable" and "unlicensed" terms and replace them with "uninspected" and "unregistered", which is easier to verify and consistent with the State automobile-graveyard law.

**Advantages:** Safer, cleaner, more attractive neighborhoods. Increased property values. More efficient enforcement.

**Disadvantages:** Pushback from violators

**City Budgetary Impacts:** Increased collection of fines.

**Staff Recommended Action:** Discuss amendments and provide feedback to staff

**Previous Meetings and History:**

**Attachments:** Amendment Summary and Copy of proposed amendments.

ARTICLE IV. - HOUSING CODE

DIVISION 1. - GENERALLY

Sec. 12-145. - Purpose.

The purpose of this article is to establish minimum standards for all dwellings and property incident thereto in the city to insure safety, health, and public welfare through the proper construction, maintenance, and use thereof.

(Code 1967, § 20-A(1.1); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-146. - Definitions and rules of construction.

(a) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Basement means that portion of a building below the first floor joists having at least one-half of its clear ceiling height above the main level of the adjacent ground.

Housing inspector means the legally designated housing inspection authority of the city or his authorized representative.

Chief of police means the legally designated head of the police department of the city or his authorized representative.

Dwelling or dwelling unit means a building or portion thereof arranged or designed to provide living facilities for one or more families.

Dwelling unit means a room or group of rooms located within a building and forming a single habitable unit, physically separated from any other rooms or dwelling units which may be in the same structure, with facilities which are used or intended to be used for independent living, sleeping, cooking and eating purposes. Dwelling units available for rental or occupancy for periods of less than one week shall be considered boarding/lodging units.

Extermination means the control and elimination of insects, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping; or by any other recognized and legal pest elimination methods approved by the health officer.

Fire chief means the legally designated head of the fire department of the city or his authorized representative.

Garbage means the animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food.

Habitable room means a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes excluding bathrooms, water closet compartments, laundries, pantries, game rooms, foyers or communicating corridors and permanent built-in closets and storage spaces.

Health officer means the legally designated health authority of the city or his authorized representative.

Infestation means the presence or evidence of the presence within or around a dwelling, of any insects, rodents, or other pests.

Manufactured housing means a structural unit or units designed for occupancy, and constructed in a manufacturing facility and then transported by the use of its own chassis, or placed on an independent chassis, to a building site, the term includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing and may be purchased or sold by a dealer in the interim. Manufactured housing shall include newer mobile homes and modular homes as defined in city zoning regulations.

Mobile homes, older, means any factory-built home that fails to meet the definition of manufactured housing and more specifically, any mobile home constructed prior to June 15, 1976. These units shall be restrict to location in approved mobile home parks.

Mobile home park means a parcel of land under single ownership in rural residence, suburban residence and cluster development districts that has been planned and improved for the placement of not less than three mobile homes for non-transient use.

Multiple dwelling means any dwelling containing more than three dwelling units.

Occupant means any person over one year of age, living, sleeping, cooking, or eating in, or having actual possession of, a dwelling unit or rooming unit.

Operator means any person, who has charge, care or control of a building or part thereof, in which dwelling units or rooming units are rented or let or of an area where spaces are rented or let for mobile homes.

Owner means any person who, alone or jointly or severally with others, has legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof, or has charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner, or an executor, executrix, administrator, administratrix, trustee, or guardian of the estate of owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter to the same extent as if he were the owner.

Plumbing means all of the following supplied facilities and equipment: gas pipes, gas-burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwasher, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents , and any other similar supplied fixtures, together with all connections to water, sewer or gas lines.

Rooming house means any dwelling, or that part of any dwelling, containing one or more rooming units, in which space is let by the owner or operator to four or more persons who are not husband or wife, son or daughter, mother or father, or sister or brother of the owner or operator.

Rooming unit means any room or group of rooms forming a single habitable unit used or intended to be used for living, and sleeping, but not for cooking or eating purposes.

Rubbish means combustible and non-combustible waste materials except garbage, including, without limitation, residue from the burning of wood, coal, coke, or other combustible material, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, dust and others.

Structural Elements means all of the following components of a structure, including but not limited to: foundation, framing, sheathing, siding, roofing material, windows, doors, trim, eaves, porches, stairs, railings, guards; and interior surfaces such as sheetrock, plaster, ceiling tiles, and countertops.

Summer camps means seasonal dwelling units intended for and actually used for single-family dwellings only during the months of May, June, July, August, September and October or weekends or other periods of vacations but not to exceed 30 days.

Supplied means paid for, furnished, installed or provided by or under the control of the owner or operator.

Temporary housing means any tent, trailer, or other structure used for human shelter that is designed to be transportable and which is not attached to the ground, to another structure, or to any utilities system on the same premises for more than 30 consecutive days.

- (b) Whenever the words "dwelling," "dwelling unit," "lodging house," "rooming unit," or "premises" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

(Code 1967, § 20-A(art. V); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-147. - Compliance required.

- (a) No dwelling or dwelling unit shall be deemed to conform with the requirements of this article until it meets all of the minimum standards of this article as specified herein.
- (b) It is unlawful to construct, alter, maintain, occupy, let for occupancy, or use a building or structure, or part thereof, in violation of the provisions of this article.

(Code 1967, §§ 20-A(1.2), 20A(1.3); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-148. - Validity of other laws.

Nothing in this article shall be construed to prevent the enforcement of other laws that prescribe more restrictive limitations.

(Code 1967, § 20-A(1.4); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-149. - Exceptions permitted.

In seasonal dwellings, mobile homes, buildings erected prior to the original adoption of this article, or in agriculture and resource protection district as defined by the zoning provisions of the city, or in areas where public water or sewerage systems are not available, the housing inspector shall upon application grant an exception for the use of buildings for dwelling purposes that do not meet the minimum standards set forth in this article when he determines that:

- (1) It is not feasible or practicable to comply with such minimum standards;
- (2) The safety, health, or general welfare of the occupants and the public will not be adversely affected; and
- (3) The effect of the granting of the exception will not adversely affect adequate light, air, overcrowding, of persons or property, the provision for public utilities, the character of the neighborhood, or traffic conditions as applied to the welfare of the occupants or the general public.

(Code 1967, § 20-A(1.6); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-150. - Procedure for granting exceptions.

- (a) The housing inspector shall issue such exception in writing setting forth the date of granting, the reasons for granting the same, the date it shall expire, and the location of the premises.
- (b) No such exceptions shall be granted for a period of more than five years. Any exception may be renewed one or more times, upon application to the board of appeals. Each renewal shall not exceed additional periods of five years for such renewal. Each renewal shall contain the requirements of the original exception and in addition thereto the date of issuance of the original exception and the statement that it is a renewal.

(Code 1967, § 20-A(1.7); Ord Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Secs. 12-151—12-169. - Reserved.

## DIVISION 2. - INSPECTIONS

Sec. 12-170. - Authority of housing inspector.

The housing inspector is hereby authorized to make inspections to determine the condition of dwellings, dwelling units, rooming houses, rooming units and premises located within this city in order that he may perform his duty of safeguarding the health and safety of the occupants of dwellings and of the general public.

(Code 1967, § 20-A(2.1); Ord Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-171. - Right of entry for inspection.

For the purpose of making such inspections, the housing inspector is hereby authorized to enter, examine, and survey any or all dwelling units, rooming houses, rooming units, and premises at any mutually agreeable time but in any case within 20 days of notice to the owners or occupant of the intention to make such an inspection.

(Code 1967, § 20-A(2.2); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-172. - Owner and occupant to give free access.

- (a) Access of housing inspector. The owner and occupant of every dwelling, dwelling unit, lodging house and rooming unit or the person in charge thereof, shall give the housing inspector free access to such dwellings, dwelling unit, lodging house or rooming unit and premises at any mutually agreeable time for the purpose of such inspection, examination, or survey, but in any case within 20 days of notice to the owner or occupant of the intention to make such an inspection, examination, or survey.
- (b) Access of owner. Every occupant of a dwelling, dwelling unit, lodging house and rooming unit shall give the owner, and his agent or employee, access at all reasonable times to any part of the dwelling, dwelling unit, lodging house, rooming unit or premises for the purpose of compliance with the provisions of this article or any lawful order issued pursuant to this article.

(Code 1967, §§ 20-A(2.3), 20-A(2.4); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Secs. 12-173—12-194. - Reserved.

## DIVISION 3. - ENFORCEMENT

Sec. 12-195. - Procedure generally.

- (a) If the housing inspector determines that there are reasonable grounds to believe that there has been a violation of any provisions of this chapter, he shall initiate enforcement proceedings in accordance with the citation system established in this Code. Alternatively, he may initiate a land use complaint pursuant to state law, in which case the penalties therein provided shall apply.
- (b) Any notice issued pursuant to this article shall:
  - (1) Be in writing;
  - (2) Include a statement of the reasons why it is being issued;
  - (3) Set a reasonable time for the performance of any act it requires;
  - (4) Be served upon the owner or his agent, or the occupant, as the case may require; provided, however, that:
    - a. Complaints under this article be deemed properly served upon such owner or agent or upon such occupant if a copy thereof is served upon him personally or by leaving a copy thereof at his dwelling house or usual place of abode with some person of suitable age and discretion then residing therein; or
    - b. If a copy thereof is sent by registered or certified mail to his last known address or the address as shown on the records in the tax assessor's office of the city of auburn; and
    - c. If service is made personally or by leaving at his dwelling house or usual place of abode a statement signed by the person so serving stating the date of service shall be filed in the office of the housing inspector.
  - (5) May contain an outline of remedial action that, if taken, will effect compliance with the provision of this article.
- (c) After service of such notice, the owner or occupant to whom it is directed shall correct the condition constituting the violation within the time specified and promptly give notice to the housing inspector that such corrective action has been taken.

(Code 1967, § 20-A(3.1); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-196. - Method of petitioning for hearing.

- (a) Any person affected by any notice issued in connection with the enforcement of any provision of this article, may request and shall be granted a hearing on the matter before the board of appeals; provided that such person shall file in the office of the board of appeals a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten days after the day the notice was served.
- (b) Upon receipt of such petition, the board of appeals shall set a time and place for such hearing and shall give the petitioner notice thereof in person or by mail.
- (c) At such hearing, the board of appeals shall take evidence to determine whether such notice should be sustained, modified, or withdrawn.
- (d) The hearing shall be commenced not later than 30 days after the day on which the petition was filed; provided that upon application of the petitioner the board of appeals may postpone the date of the hearing for a reasonable time beyond such 30 day period, if in its judgment the petitioner has submitted a good and sufficient reason for such postponement.

(Code 1967, § 20-A(3.2); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-197. - Power of board of appeals to alter notice.



After such hearing, the board of appeals shall sustain, modify, or withdraw the notice, depending upon its findings as to the compliance with the provisions of this chapter. If the board of appeals sustains or modifies such notice, it shall be deemed to be an order. Any notice served pursuant to this article shall automatically become an order if a written petition for a hearing is not filed in the office of the board of appeals within ten days after such notice is served. There shall be an appeal from the board of appeals to the superior court in the manner provided by state law.

(Code 1967, § 20-A(3.3); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-198. - Recording of public hearing.

The proceedings at such hearing, including the findings and decision of the board of appeals, shall be summarized, reduced to writing, and entered as a matter of public record in the office of the board of appeals. Such record shall also include a copy of every notice or order issued in connection with the matter.

(Code 1967, § 20-A(3.4); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-199. - Notice of intent to sell, transfer or rent property subject to order.

- (a) When required. Any person who proposes to sell, transfer or otherwise dispose of lease or sublet any dwelling unit, lodging house, rooming unit, or other premises against which there is any existing lawful order of the housing inspector, the board of appeals or any court of competent jurisdiction shall furnish the proposed grantee or transferee a true copy of such order and shall notify the housing inspector in writing of the intent to so sell, transfer, or otherwise dispose of lease or sublet in writing giving the name and address of the person to whom such transfer is proposed within three days of the proposed transfer.
- (b) Penalty. Any person who violates the terms of this section shall be in violation of this chapter and shall be subject to a penalty or fine of not less than \$50 and not more than \$100 to be enforced by complaint in a court of competent jurisdiction.

(Code 1967, § 20-A(3.5); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-200. - Placarding of buildings unfit for human habitation.

- (a) Authority of housing inspector. If the person so affected fails to appeal to the board of appeals or if after an appeal, the board of appeals sustains the decision of the housing inspector, the dwelling, dwelling unit, lodging house, or rooming unit so affected may be declared unfit for human habitation and placarded by the housing inspector.
- (b) Procedure. To placard, the housing inspector shall issue to the occupants and the owner or operator a written notice to vacate the premises within such time as the housing inspector may deem reasonable, but not less than seven days, and a placard prohibiting continued occupancy or re-occupancy may be conspicuously posted on the premises, and a copy of such notice may be filed with the police department.
- (c) Use of placarded buildings prohibited. No dwelling or dwelling units, lodging house, or rooming unit which has been placarded as unfit for human habitation shall again be used for human habitation until written approval is secured from, and such placard is removed by, the housing inspector. The housing inspector shall remove such placard whenever the defect or defects upon which the placarding action is based have been eliminated.

(d) Defacement and removal of placard prohibited. No person shall deface or remove the placard from any dwelling or dwelling unit, lodging house or rooming unit, which has been declared unfit for human habitation and placarded as such.

(Code 1967, § 20-A(3.6); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-201. - Order to vacate dangerous premises.

In instances where the health officer, fire chief, and chief of police, or their duly qualified deputies, determine in writing, filed in the office of the housing inspector, that extreme danger or menace to the occupants or the public health exists, the housing inspector may order immediate correction to be made or, if the circumstances warrant, may order that the occupants vacate the premises as provided in this article.

(Code 1967, § 20-A(3.7); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Secs. 12-202—12-224. - Reserved.

#### DIVISION 4. - MINIMUM STANDARDS

Sec. 12-225. - Compliance with city codes and state law required.

All structures and structural elements of buildings and the construction, use and occupancy thereof shall be in accordance with the requirements of this Code, including the building and technical codes adopted by the city, and with state law and regulations.

(Code 1967, §§ 20-A(6.1), 20-A(12.1); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-226. - Maintenance.

All structures and structural elements shall be maintained structurally sound, in good repair, free from chipping and peeling paint, hazard free and suitable for the intended use. Exterior surfaces shall be weather tight, protected from corrosion, and suitable for the intended use.

(Code 1967, § 20-A(6.2); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-227. - Plumbing.

Every dwelling unit shall contain a kitchen sink and a bathtub or shower. In addition, every dwelling unit shall contain, within a room which affords privacy, a flush water closet and a lavatory basin. All plumbing facilities required by this code shall be in accordance with the requirements of the plumbing code adopted by the City as of date of installation and maintained in good sanitary working condition; water-related plumbing facilities required by this Code shall be connected to adequate supply of water.

(Code 1967, § 20-A(art. 7); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-228. - Heating and ventilation.

- (a) Maintenance. All heating and ventilating facilities shall be maintained in safe operating condition for use without danger of asphyxiation or of overheating combustible material.
- (b) Requirements when central heating plant not available. When heat is not furnished by a central heating plant, each dwelling unit or rooming unit shall be provided with one or more masonry flues and smoke or vent pipe connections, or equal arrangement, in accordance with the provisions of the basic building code to permit the use of heating equipment capable of providing heat as required by this section.
- (c) Heating facilities required in rented or leased premises. Every habitable room, let for occupancy, excepting rooms use primarily for sleeping purposes, shall be served by heating facilities capable of providing a minimum temperature of at least 68 degrees Fahrenheit, at a distance of three feet above floor level 3 feet from the exterior walls, 5 feet above floor level, as required by prevailing weather conditions. from September 15 through may 15 of each year. In addition, the heating facilities must be operated to protect the building equipment and systems from freezing.
- (d) Window specifications. Every habitable room shall have a window or windows with a total sash area equal to at least eight percent of its floor area opening on a street, alley, yard, or court open to the sky and constructed and maintained so that at least one-half of the sash area can be opened, except that an approved method of mechanical ventilation may be substituted for such window or windows

(Code 1967, § 20-A(art. 8); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-229. - Electrical and lighting.

All lighting and other electrical facilities shall be in accordance with the requirements of the electrical code adopted by the city and shall be maintained in good, safe and suitable electrical order.

(Code 1967, §§ 20-A(9.1), 20-A(9.2); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-230. - Passageways, stairways and exits.

- (a) Exits. Every dwelling unit and every rooming unit shall have safe, continuous and unobstructed means of egress leading from the interior of the building to safe and open spaces at ground level in accordance with applicable statutes and ordinances.
- (b) Lighting. Every passageway and stairway shall have at least one ceiling-type or wall-type electric light fixture adequate to provide safe passage.
- (c) Obstructions. Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.

(Code 1967, §§ 20-A(9.3), 20-A(12.3), 20-A(12.4); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-231. - Garbage and rubbish.

- (a) Method of disposal. Every responsible occupant of a dwelling or dwelling unit shall dispose of all his garbage and rubbish in a clean and sanitary manner. Every owner of rental property shall provide his tenants with suitable waste containers as required by city ordinance.

- (b) Accumulations prohibited. Every dwelling shall be clean and free from garbage or rubbish. When a dwelling or dwelling unit is not reasonably clean or free from garbage or rubbish, the housing inspector may cause the responsible person to put the dwelling or dwelling unit in a clean and sanitary condition.

(Code 1967, § 20-A(10.1); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-232. - Insect and rodent control.

- (a) Owner responsible for extermination in multiple dwellings. If infestation exists in two or more of the dwelling units in any dwelling, or in the shared or public parts of any dwelling containing two or more dwelling units, extermination thereof shall be the responsibility of the owner.
- (b) Occupant responsible for extermination. Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises.

(Code 1967, § 20-A(10.2); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-233. - Space and occupancy.

- (a) Floor space requirements. The total area of every dwelling unit shall contain at least 250 square feet of floor area, with an additional 125 square feet for each occupant over two.
- (b) Ceiling height. At least one half of the floor area of every habitable room shall have a room ceiling height of at least 7 feet; and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
- (c) Use of basement. No basement space shall be used as a habitable room or dwelling unit unless it conforms to the minimum requirements of this article.

(Code 1967, § 20-A(art. 11); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

Sec. 12-234. - Dwelling occupancies prohibited adjacent to hazardous establishments.

No dwelling unit or rooming unit shall be located within a building containing any establishment handling, dispensing or storing flammable liquids or producing toxic gases or vapors in any quantity that may endanger the lives or safety of the occupants.

(Code 1967, § 20-A(12.2); Ord. of 3-26-1990; Ord. No. 02-04012013, att. B, 4-16-2013)

## Chapter 44 - SOLID WASTE<sup>(1)</sup>

Footnotes:

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**State Law reference**— Maine Hazardous Waste, Septage and Solid Waste Management Act, 38 M.R.S.A. § 1301 et seq.; Maine Refuse Disposal District Enabling Act, 38 M.R.S.A. § 1726-A et seq.; solid waste management and recycling, 38 M.R.S.A. § 2101 et seq.; municipal recycling, 38 M.R.S.A. § 2133; municipal landfill fees, 38 M.R.S.A. § 2204; municipal authority to abate nuisances, 30-A M.R.S.A. § 3104; municipal acquisition of public dumping grounds, 30-A M.R.S.A. § 3351; prohibited dumping, 30-A M.R.S.A. § 3352.

### ARTICLE I. - IN GENERAL

#### Sec. 44-1. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial activity means any property or service provider, which is required and/or has received a license from the city to conduct business and/or a structure used for commercial or business purposes including, but not limited to, the following:

- (1) Hotels, motels, bed and breakfast facilities, restaurants, warehouses;
- (2) Markets, bakeries, grocery stores, food vendors;
- (3) Manufacturing or industrial facilities;
- (4) Business offices;
- (5) Any business establishment adjoining or within a residential structure;
- (6) Trailer parks and manufactured home parks; and
- (7) Condominiums.

Commercial waste means solid waste generated by a commercial property or as a result of commercial activity.

Multiple-unit apartment building means an apartment building of four or more dwelling units.

Owner means the actual owner of the building. The term "owner" does not include any legal entity, including, but not limited to, a limited liability company, a limited liability partnership, or a limited partnership or a corporation.

Residential properties means any property, located in the city, upon which is situated a residential structure containing between one and three dwelling units and/or owner-occupied apartment buildings containing between four and seven dwelling units. To qualify as an owner-occupied apartment building, the owner would need to demonstrate through ownership documents and vehicle registration, driver's license or some other acceptable forms that he does in fact own the building and resides at that address.

(Ord. of 11-3-2003, § A)

Secs. 44-2—44-20. - Reserved.

## ARTICLE II. - WASTE COLLECTION AND DISPOSAL

Sec. 44-21. - Residential collection; fees.

- (a) The city will provide for the collection of solid waste and recyclable material from all residential properties as defined herein. Fees for residential waste collection shall be in accordance with city costs on a per unit basis.
- (b) Occupants of residential properties that receive city waste collection shall utilize suitable containers for the storage, transportation and disposal of solid waste. This includes all solid waste placed curbside for disposal. The weight of solid waste placed in each suitable container shall not exceed 30 pounds.
- (c) All residents who live in residential structures receiving city waste collection shall separate recyclable material from their rubbish. Recyclable material must either be transported to the facility or be placed in suitable recycling containers for curbside collection.
- (d) Recyclable material and solid waste are to be set curbside no earlier than 6:00 p.m. of the day preceding regularly scheduled waste collection and no later than 7:00 a.m. of the day of waste collection as established by public works.

(Ord. of 11-3-2003, § B)

Sec. 44-22. - Collection from apartment buildings; fees.

- (a) The city will collect solid waste and recyclable material from multiple unit apartment buildings for only those buildings owned by applicants who complete, submit and receive approval of an application to continue this service.
- (b) All residential properties containing four to seven units, excluding owner-occupied, will be assessed a fee per unit for solid waste and recycling collection and disposal. To qualify for owner-occupied exemption the applicant must show proof of building residency. Fees per unit will be assessed and billed in accordance with the city's billing and collection policy. Failure to pay fee will result in termination of service. The city may adjust the fee annually to reflect city's costs.

(Ord. of 11-3-2003, § C)

Sec. 44-23. - Commercial collection excluded.

Solid waste and recyclable material will not be collected by the city from any commercial activity or property.

(Ord. of 11-3-2003, § C)

Sec. 44-24. - Time for setting out waste for collection.

No person shall put out waste for collection sooner than 6:00 p.m. on the day preceding the date on which waste is collected by the city in such location, and no person shall allow any waste containers to remain on any street or sidewalk for more than 24 hours after the collection of waste has been completed.

Waste must be out for collection no later than 7:00 a.m. of the day on which waste is collected by the city in such location.

(Code 1967, § 22-3.1)

Sec. 44-25. - Standards for waste containers.

No person shall put out waste, including garbage, for collection by the city except in suitable, durable containers covered by a tight fitting cover or and securely closed plastic bags designed for trash disposal, which are:

- (1) Watertight and flytight;
- (2) Free from sharp edges and not exceeding 30 pounds in weight, including contents; and
- (3) No larger than 33 gallons in capacity.

(Code 1967, § 22-3.3)

Sec. 44-26. - Types of waste collected by city.

No person shall put out waste for collection by the city other than household waste, except that waste from construction repairs or household waste which is too large to fit inside standard containers may be put out for collection by special permission of the public works director.

(Code 1967, § 22-3.4)

Sec. 44-27. - Collection of leaves and yard waste.

The term "household waste," includes leaves, grass cuttings, weeds, branches and the like. Such materials, not to exceed four containers per week, must be contained, and branches and prunings shall not exceed two inches in diameter and 24 inches in length.

(Code 1967, § 22-3.5)

Sec. 44-28. - Disposal of ashes.

No person shall put out hot ashes for collection, and all ashes put out for collection shall be separated from all other kinds of waste and secured in a closed container.

(Code 1967, § 22-3.6)

Sec. 44-29. - Duties of landlords.

Every owner of rental property shall provide his tenants with a sufficient number of durable waste containers with lids meeting the requirements of section 44-25 to meet their normal weekly requirements for waste disposal. Such containers shall be stored in a sightly manner on the premises at locations reasonably accessible to the tenants at all times when not legally upon the street or sidewalk for collection.

(Code 1967, § 22-3.7)

Sec. 44-30. - Right of city to refuse to collect certain waste.

The city may refuse to accept for collection any waste which has been put out for collection in a manner which does not comply with the requirements of sections 44-24 through 44-28, including sharp objects which could protrude from waste containers, such as broken glass and other sharp objects such as razors, hypodermic needles, etc., which materials shall be contained in a puncture-resistant container. The owner of such waste shall transport it or cause it to be transported to the municipal solid waste disposal facility at his own expense.

(Code 1967, § 22-3.8)

Sec. 44-31. - Unauthorized removal of waste set out for collection.

No unauthorized person shall remove any garbage or waste or any portion of any garbage or waste that has been placed for collection by the city.

(Code 1967, § 22-3.9)

Sec. 44-32. - Accumulations of refuse.

No person shall allow any material to collect or lie on property which he owns, occupies or controls in such a manner that it attracts flies, annoys or interferes with the safety, health, comfort or repose of the public, emits odors, or is unsightly or is offensive.

(Code 1967, § 25-2.1)

Sec. 44-33. - Transporting offensive substances.

No person shall carry or convey through any street or public place any substance or any package or bag containing any substance in such a manner that it drips, leaks or drops and emits odors, or is offensive, nor shall such a conveyance or containers be left standing in any street or any public place.

(Code 1967, § 25-2.2)

Sec.44-34 – Owners duty to inspect and remove waste

The owner of land and the person(s) in possession of such land abutting a city street or public easement have an affirmative obligation to inspect those portions of their property which have such frontage and to promptly remove or dispose of, in a manner consistent with this chapter, any waste material found in or along such property. The owner of, and any person having responsibility for, property abutting the area of the street, sidewalk, or property where waste material has been deposited shall be presumed to have deposited same and shall be liable for violations of this chapter in the absence of evidence to the contrary. Notwithstanding the aforesaid, any owner of and/or any person having responsibility for property abutting the area of the street where any waste materials has been deposited in violation of this chapter shall remove the waste materials and dispose the waste material as required.

Sec.44-35 – Penalties



Due to the public nuisance and threat to public health created by the presence of waste material on or near city streets (i.e. on or near public ways), the chief of police, the director of Planning and Development or their designees are authorized to fine violators, without any prior notification, in accordance with this section. Violation of any part of this chapter, including failure to utilize suitable containers as described, shall be considered a violation of this chapter, and shall be subject to penalties as described : Violators of any provisions of this chapter shall for the first offense receive a of one-hundred and five dollars (\$105), plus accrued interest, attorney's fees and court costs. A second violation or any subsequent violations occurring within six months of a previous violation shall result in a fine(s) of two-hundred and ten dollars (\$210), plus accrued interest, attorney's fees and court costs. In addition, where in the opinion of the superintendent the volume of waste material is considered excessive and or if the waste material is other than solid waste the minimum fine shall also include all costs of collection, transportation and disposal. No contract or agreement between the owner or operator and the occupant relating to the compliance with the terms of this article shall be effective in relieving any person of the responsibility for compliance with the provisions of this chapter as described.

Secs. 44-3436—44-54. - Reserved.

#### ARTICLE III. - RECYCLING STANDARDS

Secs. 44-55—44-83. - Reserved.

#### ARTICLE IV. - WASTE DISPOSAL FACILITIES

Sec. 44-84. - Designation of place.

The city manager shall designate a place as a public waste facility for the depositing of rubbish, ashes, cinders, tin cans, junk, and other household or commercial or industrial waste or refuse, and no person shall deposit such materials elsewhere than at such designated facility.

(Code 1967, § 25-2.3)

Sec. 44-85. - Unauthorized removal of materials.

It shall be unlawful for any person to take any materials of any kind or nature from or about any waste disposal facility without a permit from the city manager.

(Code 1967, § 25-2.6)

Sec. 44-86. - Regulations for use.

Use of any waste disposal facility shall be governed by this article and by such regulations not inconsistent with the provisions of this article as the city manager may establish for this purpose. Notice of any such regulations shall be given by publication in a local newspaper and by conspicuous posting at the

site of any waste disposal facility. The term "waste disposal facility," for purposes of this article, includes the waste facility located on Goldthwaite Road.

(Code 1967, § 25-2.7)

Sec. 44-87. - Fees for use of waste disposal facilities.

- (a) The city manager may levy fees in accordance with a schedule adopted by Mid Maine Waste Action Corporation for disposal of nonresidential solid waste at the energy recovery plant upon those persons who generate such waste. The fees assessed shall also include the city's cost of administering the billing process.
- (b) For purposes of this subsection (b), the term "nonresidential solid waste" means all industrial and commercial waste, including waste from multiunit apartment buildings in common ownership consisting of eight or more dwelling units.
- (c) Contractors and utilities with prior credit approval will be billed on a monthly basis for services provided.
- (d) Interest shall be due upon any disposal fees which remain unpaid for more than 30 days from the date of billing. The rate of interest shall be the same as that which has been currently established for unpaid municipal property taxes and may be amended from time to time by the city council.

(Code 1967, §§ 25-2.8, 25-2.9)

Sec. 60-607. - General provisions and design standards.

Development of the parking and loading spaces required by this section is subject to the following general provisions and design standards:

- (1) There shall be provided, at the time of erection of any main building or structure or development of a site in its permitted use, the minimum number of off-street parking and loading spaces specified in the following subsections, within or without a structure. In calculating the spaces, any fractions shall be rounded to the nearest whole number.
- (2) Each individual parking space shall consist of an effective area of nine feet by 18 feet in dimension and shall be accessible to a public way, except for residential uses in Multifamily Urban Districts (MFU) containing five or more dwelling units. Such uses may develop tandem parking spaces but shall be limited to not more than two vehicles in depth.
- (3) Loading spaces shall have the following dimensions:
  - a. Buildings having a gross floor area of 10,000 square feet or less: 25-foot length, 20-foot width;
  - b. Buildings having a gross floor area of greater than 10,000 square feet: 50-foot length, ten-foot width. Each loading space shall have a vertical clearance of at least 14 feet. Required loading spaces shall not be counted as meeting part of the parking space requirements.
- (4) Interior driveways and ingress and egress points serving parking areas shall be at least 20 feet in width to allow safe and expeditious movement of vehicles. Ingress and egress points shall be separated wherever possible and so signed. Ingress and egress points for one-way vehicular movement only, may be reduced to not less than 14 feet for angle parking areas or 12 feet for perpendicular parking areas.
- (5) The required parking and/or loading spaces shall be provided on the same lot as the principal use, building or structure they are required to serve. For buildings other than dwellings, parking spaces may be located not more than 300 feet there from should practical difficulties prevent their provision on the same lot.
- (6) No required parking area or driveways servicing same shall be used for the sale, repair, dismantling or servicing of any vehicle, equipment, material, supplies or merchandise.
- (7) In On any residential districtproperty or in any residential district, outdoor off-street parking may include the parking or storage of not more than one inoperable unregistered or uninspected motor vehicle per lot. If also unlicensed a vehicle is both unregistered and uninspected, the vehicle must be stored within a building.
- (8) In any residential district, off-street parking may include not more than one commercial vehicle per lot.
- (9) In any residential district, no portion of the front yard space, other than the driveway, shall be utilized for off-street parking.
- (10) Any parking or loading space serving a business or industrial use which abuts the side or rear lot line of a lot in a residential district or use shall be screened from said lot by a tight evergreen shrub hedge or similar landscaping, a fence, a solid wall or a combination of two or more of the foregoing. The screen landscaping, wall or fence shall be at least six feet high and may be extended no closer than 15 feet from the street line.
- (11) Exterior lighting provided in any parking or loading area shall be arranged and shielded so that it is deflected away from adjacent properties used for residential purposes and from any public highway.
- (12) All uses containing over five parking and/or loading spaces shall either contain such spaces within structures or be subject to the following requirements:

- a. All access drives, parking, loading and service spaces shall be graded and surfaced with a solid paving material that is impermeable to water and so as to be dust free and properly drained. Materials which satisfy this criteria include but are not limited to: bituminous pavement, concrete, geotextiles and brick or cobblestone or other paving block provided that it is mortared.
  - b. Parking and loading spaces shall be suitably marked by painted lines or other appropriate markings.
  - c. A substantial bumper of concrete, masonry, steel or heavy timber or a curb of similar material or an earthen berm shall be placed at the head of each parking or loading stall that abuts a structure, rear or side setback or property line, sidewalk, street right-of-way, or landscaped area to prevent vehicles from rolling into such areas.
  - d. Where, in nonresidential districts, parking is planned to occupy a portion of the required front yard area, parking shall not be placed nearer than ten feet from the street right-of-way line. The area between the parking area and the street right-of-way line shall be landscaped.
- (13) Parking and loading spaces shall be so arranged as not to require backing of vehicles onto any public street. No loading platforms or receiving doors shall be located on the street side of any retail store or other commercial building unless such platforms or receiving doors be located not less than 60 feet from the sideline of any street right-of-way lines.
- (14) No portion of any entrance or exit driveway serving a residential use or building shall be closer than 50 feet from the nearest public street intersection unless prevented by dimensional or physical difficulties. No portion of any entrance or exit driveway serving a commercial or industrial use of building shall be closer than 100 feet from the nearest public street intersection unless prevented by dimensional or physical difficulties.
- (15) On lots where one entrance and exit driveway or curb-cut is constructed, the curb-cut shall not exceed 32 feet in width. Where two or more driveways or curb-cuts are constructed, the curb cuts shall not exceed 20 feet in width. For automotive service stations, the curb cut widths may be increased to 32 feet for each driveway or access, but shall not exceed two driveways. These widths may be increased up to a maximum of 44 feet on arterial roads if required by the city engineering department or the state department of transportation.
- (16) A parking lot cluster containing more than 80 stalls shall contain landscaped areas within the perimeter of the overall lot, in the form of landscaped perimeter and islands.
- (17) For those developments subject to site plan review (division 2 of article XVI of this chapter) the relaxation of the requirements of this section shall be reviewed by the planning board.
- (18) Required off-street parking in the Auburn Downtown Action Plan for Tomorrow area for lots which cannot provide their own parking because of location, lot size or existing development may be substituted by parking facilities which, in the public's interest may be provided for by the municipality or private parking resources. No such public or private off-street parking shall be considered as a substitute unless located within 1,000 feet of the principal building or use as measured along lines of public access.
- (19) In calculating the required number of off-street parking spaces, the gross leasable area shall be used.

(Ord. of 9-21-2009, § 4.1A)

## Summary of Proposed Amendments.

The purpose of these amendments is to update and clarify ordinances frequently enforced by the Code Compliance Officers of Auburn. The effectiveness of code enforcement is sometimes hampered by ambiguities and limited scope of these outdated codes. These are common sense amendments that will help city officials make neighborhoods safer, cleaner, more attractive and over time raise property values.

The current Housing Code was adopted in 1967 and reflects housing standards of that time. In the recent past there have been multiple attempts to bring Auburn's housing maintenance code to more modern standards by adopting some form of the International Property Maintenance Code, a common maintenance code across the country also used by Lewiston. After much deliberation, public process, committee work and drafting a full property maintenance code multiple times, these efforts have come up short, presumably because the changes were viewed as too far reaching and past councils responded to public concerns by denying the changes. The proposed amendments described below are an attempt to make needed updates and clarifications to the almost 50 year old existing housing code. They are not far reaching but they will make a positive difference.

On the day of trash collection, the City of Auburn's denser populated areas become unsightly due to the "mountains" of trash that are put out on the sidewalk and street. The garbage put out by the collective tenants of apartment buildings creates unattractive piles of plastic bags full of household trash. If put out too early or too late animals often tear into the bags and make the problem worse and create sanitation concerns. Bulky waste that is not collected by the City also becomes a problem when it remains illegally on the curb for an extended period of time. The proposed changes to the Solid Waste chapter attempt to better address these issues.

The off-street parking standards of the zoning ordinances are enforced by code officers frequently in response to "junk" vehicles on a residential property. The amendments to the zoning ordinance would eliminate the ambiguous "inoperable" and "unlicensed" terms and replace them with "uninspected" and "unregistered", which is easier to verify and consistent with the State automobile-graveyard law.

## Chapter 12 Amendments

### Sec. 12-146 – Definitions.

Definition for “Structural Elements” added to clarify “Sec.12-226 – Maintenance” which references the term. Currently there is ambiguity in what is meant by “structural elements”.

### Sec.12-226 – Maintenance.

The phrase “free from chipping and peeling paint” has been added to the ordinance, a common phrase in other housing codes. Paint that is chipping and peeling is no longer providing protection from deterioration, is dangerous to inhabitants and neighbors if it contains lead, and is generally an eyesore that brings property values down.

“Exterior surfaces shall be weather tight, protected from corrosion, and suitable for the intended use” was added to allow code enforcement to more directly address situations such as roof leaks, window leaks, and deficiencies in the building envelope. This would also prevent buildings from having only house wrap with no finished siding, as house wrap is not intended as a standalone weather barrier, but we see it used for longer periods of time than intended.

### Sec.12-227 – Plumbing

The requirement to maintain plumbing facilities was unintentionally left out during a previous re-codification process. The proposed amendment puts it back in.

### Sec.12-228 – Heating and Ventilation

c) Exception for sleeping room and dates of enforcement are removed, location for temperature measurement is changed, and the requirement to prevent the building from freezing is added. All of these changes make the ordinance more compatible with the State law regulating heating levels.

d) The phrase “and maintained” is added so windows that are required to be operable at installation must be maintained as operable as well. Sometimes windows get painted over, nailed shut, or otherwise modified so that they no longer open. This is particularly concerning if the window is required for egress.

## Chapter 44 Amendments

### Sec. 44-25 – Standards for waste containers.

“Or” is changes to “and”. This change would require household trash put to the curb for collection to be in both a plastic trash bag and in a durable container as opposed to either/or, eliminating the piles of plastic trash bags.

### Sec.44-89 – Duties of landlords.

“Durable” and “with lids” is added to clarify that landlords are required to supply durable trash cans to their tenants. Currently the ordinance is ambiguous as to whether *just* plastic trash bags are acceptable. This will prevent the piles of trash bags in front of apartment buildings and prevent animals from tearing open bags and littering our sidewalks.

### Sec.44-34 – Owners duty to inspect and remove waste

This proposed ordinance makes it clear that property owners are ultimately responsible for waste accumulating on, or in front of, their property. It is common for landlords to claim the responsibility for compliance rests with their tenants. This situation doesn’t work because often the tenant responsible for the violation no longer lives there (often bulky waste is left when tenants move) and it isn’t feasible for the city to “chase them down”. This places the burden on the landlord to correct the behavior of the tenants. If tenants will not act responsibly the landlord can evict them.

### Sec.44-35 – Penalties

This ordinance is to resolve violations of the Solid Waste chapter in a faster time frame. A large problem of enforcing ordinances related to trash and debris is the amount of time the Notice and Citation process can take. Currently, a notice must be sent through regular mail, essentially a written warning, before any fines are issued. Meanwhile the offending trash continues to effect tenants and neighbors and animals tear into the bags making the problem worse. This ordinance would allow the City to collect the offending trash and fine a property owner without the requirement of a written warning for violations of the Solid Waste chapter. Waste violations should be resolved much faster. When implementing this ordinance attempts will be made to contact a landlord and give them 24 hours to remedy the problem and educational information will be provided to them that can be shared with their tenants. If an address becomes a repeat problem or the landlord is not responsive, the ordinance does not require the 24 hour courtesy and we can address the issue, send a citation to the owner and bill for removal costs. The ordinance will make it more expensive for the landlord to ignore the problem than to address it appropriately.

## Chapter 60 Amendments

### Sec. 60-607 – General provisions and design standards

“Or any residential property” is added to clarify the ordinance also applies to residential properties that may not be in a “residential zone”.

The word “outdoor” is added to clarify this section only applies to storing vehicles outside and wouldn’t limit a hobbyist that stores multiple vehicles in a garage.

“Inoperable” and “unlicensed” are replaced with “Uninspected” and “unregistered”. Problems sometimes arise due to the ambiguity of term “inoperable”. Without a clear definition of what is meant by “inoperable” it is sometimes difficult to enforce. Violators will argue a vehicle *is* operable (“I can start it up anytime”) even when it is clearly unfit for public roads. The standard also references “unlicensed” which is presumed to mean “unregistered” but is unclear and not defined. The wording would allow for one vehicle to be stored/parked outdoors that is either uninspected *or* unregistered. If a vehicle is both uninspected *and* unregistered it must be stored indoors.





## City Council Information Sheet

City of Auburn

**Council Workshop or Meeting Date:** February 8, 2016

**Author:** Eric Cousens, Deputy Director of Planning and Development

**Subject:** Form Based Code for Downtown Auburn

**Information:** The Planning Board has been working on implementing this item from the Comprehensive Plan for approximately two years. The Board has given careful consideration to the entire document and has recently voted unanimously to send a positive recommendation to the City Council to replace existing zoning in the downtown areas shown on the attached maps with a new form based code (FBC). FBCs front load public input and discussion about what is desired as a future for an area and then as long as projects meet local requirements they create an expeditious approval process that encourages development to occur in the desired manner. Often, as was the case in Auburn, the existing historic downtown provides the “DNA” for what is desired as an expanded development pattern and the code is drafted to encourage development that is consistent with those patterns.

This workshop is intended to be an introduction to FBCs and the process to date for Auburns drafting of a proposed new code. This is most likely the first of more than one workshop and we want to give the Council time to learn and follow the process of amending ordinances in general and then to discuss the draft FBC at this workshop.

The FBC represents a shift in how we approach regulating development in the downtown from a focus on separating uses to a focus on built form and how that shapes the public realm. The proposed FBC allows more flexible use of existing and new buildings and encourages mixed use development.

A web page developed for the public input process is available at: <http://www.auburnmaine.gov/pages/government/form-based-code-info> . Background on FBCs in general are available at the Form Based Code Institute’s website at <http://formbasedcodes.org/> .

**Advantages:** The FBC encourages new development or modifications to existing buildings to occur in a manner that reflects key elements of the traditional downtown development pattern. This is not an off the shelf zoning ordinance and has been carefully drafted over many Planning Board meetings to promote elements of the downtown that are desirable and to discourage elements that are not. The code expands a streamlined staff level review for fully compliant projects and allows the Planning Board some discretion to vary standards on a case by case basis.

**Disadvantages:** Allows for higher intensity use of property but does require buildings to meet form based requirements. The predictability of how adjacent lots will develop over time provided by a FBC does restrict new suburban style developments with parking lots at the front and drive through service areas. There are other places in Auburn, outside of our core downtown, that allow for suburban retail or highway oriented developments.

**City Budgetary Impacts:** Minimal going forward as it will replace existing zoning mechanisms if approved. The standards do promote a walkable downtown mixed use environment and similar standards have been successful in creating places that are highly desirable and have increased property values over time.

**Staff Recommended Action:** Review and actively discuss the FBC. Staff will answer questions or document questions to be answered at a future workshop or public hearing.

**Previous Meetings and History:** None with the City Council and approximately a dozen Planning Board meetings or workshops over the past 2 years.

**Attachments:** 1. Excerpt from the Auburn Zoning Ordinance Art. XVII Amendments- Zoning Ordinance or Map Changes, 2. Planning Board Report to Council on Form Based Code 1-8-16, 3. Comprehensive Plan References related to Form Based Code, 4. Form Based Code FINAL DRAFT 11-6-15 combined PDF showing all text changes related to the ordinance, 5. Downtown Zoning Map Current 11-6-15, 6. Final Draft proposed Form Based Code Map 11-6-15.

Secs. 60-1425—60-1444. - Reserved.

DIVISION 2. - AMENDMENT TO THE ZONING ORDINANCE OR ZONING MAP

Sec. 60-1445. - Purpose.

Amendments to the zoning ordinance, including the zoning map, may be initiated by the planning board on its own initiative or upon request by the city council or by a petition signed by not less than 25 registered voters of the city.

(Ord. of 9-21-2009, § 8.1A)

Sec. 60-1446. - Proposal made in writing.

Each proposal to change the zoning map shall be made in writing and shall explicitly state the nature, extent, location and purpose of the map change proposed and shall be accompanied by a black line print of a diagram drawn to scale showing and stating clearly the dimensions in feet, the area, metes and bounds of the land proposed for a change and a sketch or other explicit identification of the general location and relationship of such land to some major neighborhood or other recognizable geographic segment of the city. Petitions shall be filed not less than 30 days prior to a regularly scheduled meeting.

(Ord. of 9-21-2009, § 8.1B)

Sec. 60-1447. - Change of text.

Each proposal to change any zoning ordinance text (other than a change of zoning district name or zoning boundary description) shall include the wording then current, the words of change, the wording if so amended and a statement of the reasons for such change, showing how such change would affect the public health, safety, convenience and welfare.

(Ord. of 9-21-2009, § 8.1C)

Sec. 60-1448. - Submittal of completed petition.

Within 45 days of submittal of a completed petition to amend the zoning ordinance text or map, the planning board shall hold a public hearing thereon.

(Ord. of 9-21-2009, § 8.1D)

Sec. 60-1449. - Notice.

Notice of hearings shall be given in the manner provided for in division 3 of article XVII of this chapter.

(Ord. of 9-21-2009, § 8.1E)

Secs. 60-1450—60-1472. - Reserved.

### DIVISION 3. - PUBLIC HEARING

#### Sec. 60-1473. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abutters means owners of property within 500 feet of the land under consideration are considered to be abutters.

(Ord. of 9-21-2009, § 8.2C)

#### Sec. 60-1474. - Public notice.

The city shall publish in a newspaper having general circulation in the city, two public notices, the first notice at least 12 days before the hearing and the second notice at least seven days before the hearing. Each notice shall state the time, date, place and general subject to be heard.

(Ord. of 9-21-2009, § 8.2A)

#### Sec. 60-1475. - Notice to abutters.

Abutters, as defined in section 60-1476, shall be mailed a notice of a public hearing on an application for subdivision, site plan and/or special exception approval and amendments for this chapter at least 14 days prior to the hearing. The applicant, developer or petitioner shall be responsible for the cost associated with all mailed notices to abutters. The notice shall state the time, date, place, the general subject to be heard and a responsible party to be contacted for information. Notices shall be mailed to the address appearing on the city property tax listing. Failure of any abutter to receive such mailed notice of any such public hearing shall not necessitate another hearing and shall not constitute grounds for objections by such abutter or petitioner and shall not invalidate any action by the planning board. The applicant, developer or petitioner shall provide a list of abutters and their addresses at the time of application, plan or petition submission.

(Ord. of 9-21-2009, § 8.2B)

Secs. 60-1476—60-1495. - Reserved.

### DIVISION 4. - PLANNING BOARD RECOMMENDATION

#### Sec. 60-1496. - Report in writing.

The planning board shall, within 30 days of the conclusion of the public hearing, report in writing the results of the hearing and recommendations of the board on the amendment to the city council.

(Ord. of 9-21-2009, § 8.3)

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning and Development

To: Mayor Jonathan LaBonte and Auburn City Council

From: Ken Bellefleur, Chairman, Auburn Planning Board

Date: January 8, 2016

RE: Planning Board Report to City Council on Proposed Form Based Code

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Certain areas in Downtown Auburn and New Auburn are being considered for re-zoning to a new system of development regulation called Form Based Code. If adopted by the City Council, the Form Based Code will replace the traditional zoning currently in place in these areas. On December 8<sup>th</sup>, the Auburn Planning Board held a public hearing at City Hall to explain the changes and to hear public input. The Planning Board voted unanimously in recommending a favorable motion for a Form Based Code Zoning Map Amendment and an accompanying Zoning Text Amendment for the Form Based Code.

Over the last 2 years, the City of Auburn's Planning Board has been working with staff in developing the Form Based Code based on recommendations from the 2010 Comprehensive Plan. The Comprehensive Plan recommends that development regulations in the Great Falls Area, the Downtown Traditional Business area and the New Auburn Village Center area should "encourage new development or modifications to existing buildings to occur in a manner that reflects key elements of the traditional downtown development pattern."<sup>1</sup> Form Based Code was chosen as the best way to achieve this goal. Form Based Codes are being used across the country to help communities bring back traditional development patterns by providing a focus on building placement, safe walkable streets, greater flexibility of land uses and a simplified development review process for projects that meet the code.

Auburn's proposed Form Based Code Districts specifically targets most of Downtown Auburn, portions of Main Street and the lower portions of New Auburn and will include 5 Districts:

1. T-4.1- Traditional Main Street Neighborhood District
2. T-4.2- Traditional Downtown Neighborhood District
3. T-5.1- Downtown Traditional Center District
4. T-5.2- Downtown City Center District
5. T-6 Great Falls Metropolitan District

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<sup>1</sup> Auburn 2010 Comprehensive Plan, pg. 91.

The draft Form Based Code Map and Text Amendment are available at <http://www.auburnmaine.gov/pages/government/form-based-code-info> with information that will help you see how the Form Based Code District will shape future development.

**How will this zone change impact affected properties?**

These districts are designed to reflect, protect and promote the existing traditional development patterns that have evolved over many years. Here are some basic facts on how the Form Based Code will function.

- More building area is allowed
- Smaller set-backs
- Reduced parking requirements
- Greater flexibility of property uses
- New construction will have to follow the Form Based Code
- Additions of less than 50% to existing buildings, exempt from Form Based Code
- Most new development that follows all the Form Based Code requirements<sup>2</sup> can apply directly for a building permit and not wait for a Planning Board approval

The Form Based Code is one key step in the City’s goal of revitalizing the Downtown and New Auburn urban centers. Form Based Code can do this by making new development easier to permit, creating a more predictable development environment and to encouraging traditional type development that promotes safe, attractive and active streets for people.

The Planning Board discussed and deliberated the Form Based Code at over 7 meetings and are proud of this final draft text and map. We encourage the City Council to learn more about the Form Based Code, provide a public hearing for additional citizen input, ask questions of staff and then consider approving the first downtown Form Based Code in a major city in the State of Maine.

C:     Howard Kroll, Auburn City Manager  
       Eric Cousens, Deputy Director Planning and Development  
       File

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<sup>2</sup> Except projects over 12,000 s.f. or listed as a Special Exception in Use and Parking Matrix

## 2010 Comprehensive Plan References to Areas Proposed For the Form Based Code

The 2010 Comprehensive Plan made future development recommendations for the following areas, which has resulted in the proposed Form Based Code.

### Great Falls Development District (GFD) (pg. 91)

*Objective* – Allow for the continued redevelopment of the Great Falls area in accordance with the approved redevelopment master plan, while encouraging new development or modifications to existing buildings to occur in a manner that reflects key elements of the traditional downtown development pattern (see Figures 2.3 and 2.4). Where feasible, buildings should be located close to the street, and parking or vehicular drives should not be located between the building and the street. Development should foster the creation of a pedestrian-friendly environment similar to that of a traditional downtown.

*Allowed Uses* – A wide range of residential and nonresidential uses should be allowed in the Great Falls Development District. In general, the uses currently allowed in the Central Business Zone should continue to be allowed in this area, but automotive uses and highway business type uses should be prohibited.

*Development Standards* – In general, the current development standards for the Central Business (CB) Zone including the “Development Guidelines” that are part of the current CB zoning requirements should continue to apply, with the following adjustments for both new buildings and modifications to existing buildings:

- The front yard setback should be allowed to be reduced to zero to allow buildings to be located adjacent to the sidewalk.
- The area between a building and the street should be a pedestrian area if feasible.
- Vehicular facilities such as parking, access drives, and drive-thru facilities should not be allowed to be located between a building and the street if the building is located close to the street.
- A sidewalk or other pedestrian way should be required to be created from the sidewalk to the entrance of a building.

### Traditional Downtown Business District (DTB) (pg. 98)

*Objective* – Maintain the character and overall development pattern of the historic downtown area while allowing for the creative use, reuse and redevelopment of property within the district (see Figures 2.3 and 2.4).

*Allowed Uses* – The following general types of uses should be allowed within the Traditional Downtown Business District:

- small to moderate size retail uses

## 2010 Comprehensive Plan References to Areas Proposed For the Form Based Code

- personal and business services
- restaurants and cafes
- office uses including business and professional offices
- hotel, motels, inns, and bed & breakfast establishments
- fully enclosed light manufacturing
- community services and facilities
- recreational facilities
- a wide range of residential uses including housing on the upper floors of mixed-use buildings and senior housing

*Development Standards* – The development standards in the Traditional Downtown Business District should require that alterations to existing buildings and new buildings maintain the established pattern of development, including the placement of the building on the lot. Where there is an established pattern with respect to the front setback of buildings, a new or altered building should be required to conform to the established pattern. Any area between the front of the building and the street should be required to be used for pedestrian purposes, including outdoor spaces; vehicle use should be prohibited. Parking should be required to be located at the side or rear of the building, but the minimum parking requirement should be reduced, and new or redeveloped properties should be allowed to count the use of shared or public parking to meet the standard.

Residential development and redevelopment should be allowed at a maximum density of 18-24 units per acre, with a provision that small units or units for the elderly be treated as a fraction of a unit based on the size of the unit or the number of bedrooms in the unit. 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. Buildings with both residential and nonresidential uses should be allowed to consider shared parking to meet their parking requirements.

### **New Auburn Village Center District (NAVC) (pg. 96)**

*Objective* – Promote the upgrading and redevelopment of the traditional New Auburn Village Center District (see Figures 2.3 and 2.7). The district is intended to assure that development or redevelopment occurs in a manner that reinforces the historic village/urban pattern of development with a strong pedestrian orientation, buildings located close to the street, and parking located at the side or rear of the buildings. The focus of the City's land use regulations in this area should be on allowing property owners flexibility in the reuse and redevelopment of properties as long as the "village/urban character" is maintained.

*Allowed Uses* – The following general types of uses should be allowed within the Village Center District:

## 2010 Comprehensive Plan References to Areas Proposed For the Form Based Code

- small to moderate size retail uses
- personal and business services
- restaurants and cafes
- office uses including business and professional offices
- fully enclosed light manufacturing
- community services and facilities
- recreational facilities
- a wide range of residential uses including housing on the upper floors of mixed-use buildings and senior housing

Automotive-related uses, including vehicle repair and service stations, should not be allowed within this district. Drive-through services should be allowed, but only if they are located and designed in a manner that is compatible with a pedestrian-friendly, village environment.

*Development Standards* – The standards in the New Auburn Village Center District should allow property owners flexibility in the use and development/redevelopment of properties, as long as an urban/village pattern of development is maintained. Lot size and frontage requirements should be minimized or eliminated. Setback requirements should allow buildings to be located at the sidewalk line, and side setbacks should not be required. Any area between the front of the building and the street should be required to be used for pedestrian purposes, including outdoor spaces, and vehicle use should be prohibited. Parking should be required to be located at the side or rear of the building, but the minimum parking requirement should be reduced, and new or redeveloped properties should be allowed to count the use of shared or public parking to meet the standard.

To encourage mixed-use buildings and residential uses in the Village Center District, the maximum residential density should be 18-24 units per acre, with a provision that small units or units for the elderly be treated as a fraction of a unit based on the size of the unit or the number of bedrooms in the unit. Flexibility in providing residential parking should be provided for new or redeveloped properties that include residential uses on the upper floors.



Chapter 60 - ZONING <sup>[1]</sup>

Footnotes:

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**State Law reference**— Municipal planning and land use regulation generally, 30-A M.R.S.A. § 4301 et seq.; land use regulation, 30-A M.R.S.A. § 4351 et seq.; zoning ordinances, 30-A M.R.S.A. § 4352; regulation of manufactured housing, 30-A M.R.S.A. § 4358; enforcement of land use regulations generally, 30-A M.R.S.A. § 4451 et seq.; subdivisions, 30-A M.R.S.A. § 4401 et seq.; fences and fence viewers generally, 30-A M.R.S.A. § 2951 et seq.; local growth management programs, 30-A M.R.S.A. § 4321 et seq.; Airport Zoning Act, 6 M.R.S.A. § 241 et seq.

ARTICLE I. - IN GENERAL

Sec. 60-1. - Terms.

For the purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

Lot. The term "lot" includes the words plot or parcel.

Person. The term "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.

Shall/may. The term "shall" is mandatory, the term "may" is permissive.

Tense. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

Used or occupied. The term "used" or "occupied" includes the words intended, designed, or arranged, to be used or occupied.

(Ord. of 9-21-2009, § 2.1)

Sec. 60-2. - Definitions.

For the purposes of this chapter, the following words and terms as used herein shall have the meanings or limitations of meaning hereby defined, explained or assigned:

*Accessory Structure or Building* means an uninhabited building, at least five feet in distance from the principal building, used for a purpose which is customarily subordinate and incidental to that of the principal building or to the principal use of the land and which is located on the same lot as the principal building use. The term "accessory buildings," in residential districts, includes tool sheds, wood sheds, detached garages and swimming pools. No accessory building shall house a home occupation or professional office or be used as a sales outlet in a residential district.

*Accessory Use* means a subordinate use of land or building which is customarily incidental and subordinate to the principal building or to the principal use of the land and which is located on the same lot with the principal building or use.

*Adult Day Center* means a supervised facility providing a program of education, crafts or recreation for adults over the age of 55 years.

*Animal Unit* means one living animal of any species.

*Antique Shop* means a building, or portion of building, where artifacts from generally recognized previous eras are sold or traded as the primary commercial activity.

*Apartment.* See the term Dwelling unit.

*Architectural Features* means exterior building elements intended to provide ornamentation to the building massing, including but not limited to, eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

*Art Galleries* means a building or place where works of art or other objects of value are kept, displayed, produced and offered for sale to the general public.

*Automobile* means a passenger vehicle propelled by a self-contained motor. The term "automobile" also includes motorcycles, all-terrain vehicles, trucks and recreation vehicles (RVs).

*Automobile and Marine Paint and Body Shops* means a building in which the business of automobile and marine paint and bodywork is conducted. Such use may also include as an accessory use a facility for the orderly display and sale of vehicles which have undergone substantial body repair on the premises. No such facility shall display, outdoors or indoors, or offer for sale more than ten vehicles at any one time.

*Automobile and Marine Repair and Service Station* means a building, lot or both in or upon which the business of general motor repair and vehicle service is conducted, but excluding junk and/or wrecking businesses.

*Automobile, Commercial,* means a vehicle the primary use of which is commercial in character.

*Automobile Filling station* means a building or lot having pumps and storage tanks at which fuel, oil or accessories for the use of motor vehicles are dispensed, sold or offered for sale at retail, where repair service is incidental and no vehicle storage or parking space is offered for rent.

*Automobile Garage, Private,* means an accessory building or portion of a main building designed, arranged or used for housing of private motor vehicles, only one of which may be a commercial vehicle. Not more than 50 percent of the space in such a garage shall be used for housing vehicles other than those owned by occupants of the premises.

*Automobile Parking Lot, Private,* means a parcel of land, lot or portion thereof required, in accordance with these regulations, for off-street automobile parking.

*Automobile Repair and Service Station* means a building, lot or both in or upon which the business of general motor vehicle repair and service is conducted, but excluding junk and/or wrecking business.

*Automobile Sales Lot* means a lot arranged, designed or used for the storage and display of motor vehicles or any unoccupied trailer for sale.

*Automobile Scrap Yard* means any land or building used for the dismantling, storage and salvaging for reuse of automobiles or other vehicles not in running condition.

*Automotive Towing and Storage* means a business engaged in/or offering the services of a tow truck or towing service whereby motor vehicles are towed or otherwise removed from one place to another by the use of a motor vehicle specifically designed for that purpose. Storage of towed vehicles is considered to be the keeping of vehicles in a secured yard for not more than 120 days until claimed or disposed of in accordance with the laws of the state.

*Basement* means that portion of a building below the first floor joists having at least one-half of its clear ceiling height above the main level of the adjacent ground.

*Bed and Breakfast Home* means an accessory use to a single-family dwelling involving the renting of four or fewer guestrooms to transient guests who are staying for a limited duration (seven consecutive days and/or 60 accumulated days in a calendar year) and the serving of breakfast only to house guests. Such establishment shall be owned and operated by the resident of the dwelling. The term "bed and breakfast home" also includes a tourist home.

*Bed and Breakfast Inn* means a dwelling involving the renting of more than four but fewer than ten guestrooms to transient guests who are staying for a limited duration (seven consecutive days and/or 60 accumulated days in a calendar year) and the serving of breakfast to house guests only. Such use may provide a restaurant, function rooms and places of public assembly.

*Boardinghouse or Lodginghouse* means a dwelling, which, for compensation, lodging, or lodging and meals are provided to more than four persons and where a proprietor or owner resides in the building. No provisions for cooking in individual rooms other than a main kitchen is allowed.

*Building* means a structure having one or more stories and a roof, designed primarily for the shelter, support or enclosure of persons, animals or property of any kind. (See the term Structure.)

*Building Envelope means the ground area on a lot and the space above it on which a building may be constructed. (added on 10/15/15)*

*Building Form means the overall shape and dimensions of a building.*

*Building Height* means the vertical distance from the grade of the top of the highest roof beams of a flat roof, or to the mean level of the highest gable or slope of a hip roof. When a building faces on more than one street, the height shall be measured from the averages of the grades at the center of each street front.

*Building Inspector* means the building inspector of the City of Auburn, Maine, or their his duly authorized agent.

*Building Line* means a line beyond which the foundation wall and/or any enclosed porch, vestibule of other enclosed portion of a building shall not project. ~~Also called "Build-to-Line" in Form-Based Code.~~

*Building, Principal,* means a building in which is conducted the principal use of the lot on which it is situated.

*Care Home* means a rest, nursing, or convalescent home established to render domiciliary nursing care and board for chronically ill or convalescent patients, or persons who are infirm because of mental or physical conditions, but excluding a child care home or one for the care of mentally retarded patients, alcoholics, psychotics or drug addicts.

*Cellar* means that portion of a building below the first floor joists having at least one-half of its clear ceiling height below the mean level of the adjacent ground. A cellar shall not be used for habitation.

*Cemetery* means a place used for the permanent interment of dead bodies or cremated remains thereof. A cemetery may be a burial park of earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination of one or more thereof.

*Child Care Home* means a child boarding home, summer camp, foster family home or other place providing domiciliary arrangements for compensation, of three or more children, unrelated to the operator by blood, marriage or adoption, under 18 years of age. A facility providing child day care less than 24 hours per day, per child, to more than five children shall not be considered a child care home. The term "child care home" includes any family-type facility which provides child care to children placed by order of any court of competent jurisdiction, or by any public welfare department, or other governmental agency having responsibility for placing children for care, or placed by child-placing agency licensed under state law.

*Child day Care Center* means a facility conducted or maintained by anyone who provides, for consideration, care and protection for more than 12 children under 16 years of age, unrelated to the day care center operator, who are unattended by parents or guardians, for any part of the day. Any facility, the chief purpose of which is to provide education, shall not be considered to be a day care center, but is classified as a nursery school.

*Child Day Care Home* means an accessory use of a residence by a person residing on a premises to provide on a regular basis, and for consideration, care and protection for up to 12 children under 16 years of age, unrelated to the day care home operator, who are unattended by parents or guardians, for any part of the day. Any facility, the chief purpose of which is to provide education, shall not be considered to

be a day care home, but is classified as a nursery school. A child day care home shall not be located closer to another child day care home than 500 feet measured along the street frontage. Child day care homes shall be reviewed under the city's home occupation regulations (article IX of this chapter) and shall meet the following:

- (1) All outdoor play areas, used in conjunction with the day care operation, shall be fully enclosed by a fence, a minimum of four feet in height.
- (2) If the property utilizes a private sewerage disposal/septic system a written verification from a site evaluator, stating that the current system can handle the change of use to include the children in the proposed day care, shall be submitted.

*Church* means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which buildings, accessory buildings and uses are maintained and controlled by a religious body organized to sustain public worship.

*Clinic* means an establishment where patients are accepted for treatment by a group of physicians practicing medicine together, but shall not offer domiciliary arrangements; medical and dental.

*Club, Private*, means any building or rooms, which serve as a meeting place for an incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational or like activities, operated for the benefit of its members and not open to the general public.

*Community Based Residential Facilities (CRF)* means dwelling units providing communal domiciliary arrangements for a group of unrelated persons under supervision of the state government human service agencies, for the transition of formerly institutionalized persons back into the mainstream community living and participation, a halfway house, or a group home.

*Comprehensive Plan* means the master development plan of the City of Auburn, Maine, any amendments or additions thereto, part or portion thereof adopted by the city council upon recommendations of the planning board of Auburn, Maine, pursuant to 30-A M.R.S.A. § 4323.

*Convenience Store* means a business establishment having an interior selling space of less than 3,000 square feet where general food supplies for the table, other articles of household use and gasoline pump service is offered for sale. Such a use may include the sale of food vended in disposable containers for consumption on or off the premises.

*Court* means an open, unoccupied space, other than a yard, on the same lot with a building or group of buildings which is bounded on two or more sides by such building or buildings and every part of which is clear and unobstructed from its lowest point to the sky.

*Dental Clinic* means an establishment where patients are accepted for treatment by a group of dentists practicing dentistry together.

*Development Standard(s)* means building standards that establish basic parameters governing building form, including the envelope for building placement in three dimensions and certain permitted and required building elements such as storefronts, balconies, street walls, etc. The Development Standards establish both boundaries within which development may take place and what requirements apply. The intent of the Development Standards is to shape vital public space throughout the Downtown Auburn Form-Based Code District through placement and envelope controls on buildings that frame the street space.

*Director or PACE director* means the PACE director of Planning and any successor or other official designated from time to time by the city council to enforce the provisions of this chapter.

*District or Zone* means an area within which certain uses of land and buildings are permitted or denied pursuant to municipal review, and certain others are prohibited.

*District, Overlay*, means a special district or zone which addresses special land use circumstances and environmental safeguards and is superimposed over the underlying existing zoning districts.

Permitted uses in the underlying zoning district shall continue subject to compliance with the regulations of the overlay zone or district.

*Dormitory* means a building or portion thereof used for sleeping purposes in connection with a school, college or other educational institution.

*Driveway* means private ways intended for internal vehicular circulation on a lot or within an automobile parking lot.

*Dump* means any premises used primarily for disposal by abandonment, discarding, dumping, reduction, burial, incineration or any other means and for whatever purpose of garbage, trash, refuse, dead animals, waste materials of any kind, junk; but not untreated sewage, animal waste, discarded machinery, or vehicles or parts thereof. The establishment of any dump shall be approved by the city council of the City of Auburn.

*Dwelling or Dwelling Unit* means a building or portion thereof arranged or designed to provide living facilities for one or more families.

*Dwelling, Multifamily*, means a residence designed for or occupied by three or more families with separate housekeeping and cooking facilities for each.

*Dwelling, One-Family Detached*, means a dwelling unit singly and apart from any other building and intended and designed to be occupied and used exclusively for residential purposes by one family only, excluding those forms of temporary housing permitted by section 60-666. Each one-family detached dwelling shall contain not less than 700 square feet of net floor area of habitable space.

*Dwelling, Seasonal*, means a dwelling occupied for not more than six months of any year.

*Dwelling, Two-Family*, means a freestanding building intended and designed to be occupied and used exclusively for residential purposes by two families only, with separate housekeeping and cooking facilities for each.

*Dwelling Unit* means a room or group of rooms located within a building and forming a single habitable unit, physically separated from any other rooms or dwelling units which may be in the same structure, with facilities which are used for or intended to be used for independent living, sleeping, cooking and eating purposes. Dwelling units available for rental or occupancy for periods of less than one week shall be considered boarding/lodging units.

*Eave* means the edge of a roof which projects beyond the exterior wall.

*Encroachment* means any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck that breaks the plane of a vertical or horizontal regulatory limit exceeding into a setback, beyond the Building, into the public frontage, or above a height limit.

*Erected* includes the terms "built," "constructed," "reconstructed," "enlarged" and/or "retained on."

*Facade* means the vertical surface of a building.

*Family* means one or more persons occupying a single housekeeping unit and using common cooking facilities, provided that unless all members are related by blood or marriage, no such family shall contain over four persons.

*Farm* means any parcel of land containing more than ten acres which is used in the raising of agricultural products, livestock or poultry, or for dairying. The term "farm," under the Agricultural and Resource Protection District, shall be further defined as meeting the following criteria:

- (1) At least 50 percent of the total annual income of the farm occupant and his spouse living in the farm residence will be derived from such uses; and
- (2) At least ten acres of the farm will be devoted to the production by the occupant of field crops or to the grazing of the occupant's livestock. For purposes of this definition, the term "poultry"

means no fewer than 100 fowl and the term "livestock" means no fewer than 20 cattle or other animals being raised for commercial purposes.

*Farm, animal*, means any parcel of land that contains at least the following land area used for the keeping of horses, mules, cows, goats, sheep, hogs and similar sized animals for the domestic use of the residents of the lot, provided that adequate land area is provided for each animal unit ~~contains at least the following~~, excluding water bodies of one-quarter acre surface area or larger:

- (1) Cattle: One bovine animal unit per acre of cleared hay-pasture land.
- (2) Horse: 1.5 animal units per acre of cleared hay/pasture land.
- (3) Sheep: Three animal units per acre of cleared hay/pasture land.
- (4) Swine: Two animal units per acre of cleared land.
- (5) Other animal farms: The required lot size shall be determined by municipal officer charged with enforcement and shall conform to the lot size for similar sized animals.

*Floodplain overlay* means those areas of the city which are directly affected by flooding as shown on the flood insurance rate maps (FIRM) as established by the Federal Emergency Management Agency and that shall comply with the pertinent regulations found in division 2 of article XII of this chapter pertaining to the Floodplain Overlay District.

*Floor area of building* means the total number of square feet of floor area of all stories in a building, excluding cellars, uncovered steps and uncovered porches. All horizontal measurements shall be made between exterior faces of walls.

*Frontage* means the length of a lot extending between the side lot lines of a lot which borders an accepted portion of a street. Maine Turnpike frontage does not apply to this definition.

*Form Based Code* means a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. (Added 10/16/15)

*Frontage Line* means the lot line(s) of a lot fronting a street or other public way.

~~*Frontage, Private* means the area between the building façade and the shared lot line between the public right-of-way and the lot.~~

~~*Frontage, Public* means the area between the curb of the vehicular lanes and the edge of the right-of-way.~~

*Greenhouse* means an enclosed structure where trees, shrubs, vines and plants are propagated, grown or maintained. Activities associated with a greenhouse include:

- (1) The sale of greenhouse products and related supplies; and
- (2) The storage of material used in the maintenance of plants and growing items sold.

*Grocery Store* means a small retail establishment having an interior selling space of less than 3,000 square feet where general food supplies for the table and other articles of household use are offered for sale. Such a use may include the sale of food vended in disposable containers for consumption on or off the premises; a corner market, a mom and pop store.

*Ground Area of Building* means the total number of square feet of horizontal surface covered by a building, including covered porches and accessory buildings. All measurements shall be made between exterior faces of walls, foundation, piers or other means of support.

*Group Home*. See the term Community based residential facilities.

*Guesthouse* means a detached dwelling that is intended, arranged or designed for occupancy by transient, nonpaying visitors.

*Habitable Space* means that area within a dwelling which has headroom of not less than seven feet when measured vertically upward from the finished floor, provided that any such area next below the roof of a dwelling shall be counted only if it is connected with the story next below by a permanent inside stairway. The floor area of any porch, cellar room, garage or shed attached to such dwelling shall not be counted in any measure of habitable space.

*Half-Story* means a story directly under a sloping roof in which the points of intersection of the bottom of the rafters with the interior faces of the walls are less than three feet above the floor level.

*Historic Site* means a parcel of land, a particular building, or a group of buildings that have played a significant role in the history of the community, and identified as such by the state historic preservation committee.

*Historic or Archaeological Resources* means areas identified by a governmental agency such as the state historic preservation commission as having significant value as historic or archaeological resources and any areas identified in the municipality's comprehensive plan.

*Hog Farm* means any land or building used for the purpose of keeping, feeding or raising 20 or more swine per piggery. Establishment of this use requires approval from the city health department.

*Home Occupation* means the accessory use of a dwelling unit for a business or commercial venture engaged in, by the person residing in the dwelling unit, and which allows up to one person who does not reside on the premises to be employed by that home occupation.

*Hospital* means any institution receiving inpatients and rendering medical, surgical and/or obstetrical care. The term "hospital" includes general hospitals and institutions in which service is limited to special fields such as cardiac, eye, nose and throat, pediatric, orthopedic, skin, cancer, mental health, tuberculosis, chronic disease and obstetrics. The term "hospital" also includes sanitariums, including those wherein mentally retarded and mental patients, epileptics, alcoholics, senile psychotics or drug addicts are cared for or treated.

*Hotel* means a building in which the primary use is transient lodging accommodations offered to the public on a daily rate of compensation and where ingress and egress to the sleeping rooms is primarily through an inside lobby or office, supervised by a person in charge at all hours. Such facilities may include accessory uses such as restaurants, bars, nightclubs, function rooms, places of public assembly and/or recreational facilities.

*Household pet* means any animal kept as a pet and normally housed at night within the owner's dwelling or an accessory building on the same lot, including laying hens, but not including any animal normally raised as livestock or poultry or any animal raised for commercial gain. No household pet shall be kept that creates a public nuisance by reason of:

- (1) Objectionable effects perceptible outside the owner's property, such as excessive or untimely noise or offensive odors; or
- (2) Being a hazard to the health, safety and welfare of neighbors, invited guests or public servants visiting the property in the pursuit of their normal duties.

*Illustrative Plan* means a plan or map that depicts (i.e. illustrates but does not regulate) the streets, lots, buildings and general landscaping of the proposed Downtown Auburn/New Auburn Form-Based Code District.

*Industrial use, heavy*, means the use of real estate, building or structure, or any portion thereof, for assembling, fabricating, manufacturing, packaging or processing operations.

*Industrial use, light*, means the use of real estate, building or structure, or any portion thereof, the main processes of which involve the assembly of prefabricated parts and which will not create a nuisance by noise, smoke, vibration, odor or appearance.

*Institution* means any building or open area used only by an educational, religious, medical, charitable, philanthropic, or nonprofit organization, either public or private.

*Institution, philanthropic*, means a private, nonprofit organization that is not organized or operated for the purpose of carrying on a trade or business, no part of the net earnings of which inures to the benefit of any member of said organization and which either:

- (1) Provides volunteer aid to the sick and wounded of the armed forces in time of war and relief services to victims of natural or manmade calamities; or
- (2) Provides all or any of the following: religious, social, physical, recreational and benevolent service.

*Institution, private educational*, means any private school or educational institution, however designated, which offers an academic curriculum of college, professional, preparatory, high school, middle school, elementary, kindergarten or nursery school instruction, or any combination thereof; but not a training program of trade, craft, technical or artistic instruction operated by a governmental entity. No private educational institution shall be deemed a home occupation. (See the terms Training school and School.)

*Institution, research*, means an agency for scientific research of technical development including offices, libraries, laboratories, testing facilities and equipment incidental to such research and development.

*Junkyard or automobile graveyard* means any land or building used for the abandonment, storage, keeping, collecting or bailing of paper, rags, scrap metal, other scrap or discarded material, or for the abandonment, demolition, dismantling, storage or salvaging of automobiles or other vehicles not in running condition, machinery or parts thereof. Establishment and operation of this use requires annual approval from the City Council of Auburn, Maine.

*Kennel* means any building and/or land used, designed or arranged for the boarding, breeding or care of dogs, cats, pets, fowl or domestic animals, kept for purposes of show, hunting or as pets, except horses.

*Land Use Permit* means a permit required for the use of property that is legally permitted under the provisions of this chapter.

*Landscape Services* means the actual planting, bed preparation, installation of landscape materials and maintenance of the landscape, planting and materials. Activities associated with landscaping include: the storage of materials and equipment related to the performance of landscaping, the temporary storage of trees, shrubs and plants pending installation in an existing landscape plan and the application and storage of pesticides and fertilizers by a licensed person.

*Lawn Maintenance service* means the care and upkeep of the landscape after its installation and consists of such activities as mowing of the lawn, pruning of trees and shrubs, application by hand of fertilizer and weed control, insect and disease control, planting and care of flower beds, replacement of dead plants, incidental repairing of walls and paved surfaces, cleaning of fountains and pool basins, irrigation of lawns, cultivation of soil around trees and shrubs, rolling and reseeding of lawns, raking of leaves, winterization of trees and shrubs and snow removal.

*Library* means a place containing books and other material for reading, study or reference, provided that no such material is offered for sale.

*Livestock* means domestic animals kept, used or raised on a farm for the production of income.

*Lodge, private*. See the term Club, private.

*Lot* means for zoning purposes, as covered by this chapter, a lot is a parcel of land under one ownership or joint ownership of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an accepted public street and may consist of:

- (1) A single lot of record;
- (2) A portion of a lot of record;
- (3) A combination of complete lots of record;



- (4) A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residential lot or parcel be created which does not meet the requirements of this chapter;
- (5) Lots shown on a plan approved by the planning board of the City of Auburn.

*Lot frontage/width* means the front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements or corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under the definition of yards in this section.

*Lot line, rear,* means the lot line generally opposite or parallel to the front lot line, except in a through lot. If the rear lot line is less than ten feet long or the lot comes to a point at the rear, said rear lot line is assumed to be a line not less than 20 feet long, lying wholly within the lot, parallel to the front lot line, or in the case of a curved front lot line, parallel to the chord of the arc of said front lot line.

*Lot measurements* means the following measurements:

- (1) The depth of a lot shall be considered to be the uninterrupted distance between the midpoints of ~~lot frontage straight lines connecting the foremost points of the side lot lines in front~~ and the ~~midpoint of the rearmost points of the side lot lines in the rear unless a rear~~ lot ~~line unless the lot~~ meets the exception provided for by section 60-39.
- (2) The width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that the width between the side lot lines at their foremost points (where they intersect the street line) shall not be less than 80 percent of the required lot width except in the case of a lot on the turning circle of a cul-de-sac, where the 80 percent requirement shall not apply.

*Lot of Record* means a lawfully laid out lot which is part of a subdivision recorded in the proper office of the registry of deeds, or a lawfully laid out lot or parcel described by metes and bounds, the description of which has been so recorded.

*Lot Types* means the diagram which follows illustrates terminology used in this chapter with reference to corner lots, interior lots, reversed frontage lots and through lots. In the diagram above, the lots designated by letters are defined as follows:

- (1) Corner lot, defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees. (See lots marked A(1) in diagram)
- (2) Interior lot, defined as a lot other than a corner lot with only one frontage on a street other than an alley.
- (3) Through lot, defined as a lot other than a corner lot with frontage on more than one street other than an alley. Through lots with frontage on two streets may be referred to as double frontage lots.
- (4) Reversed frontage lot, defined as a lot in which the frontage is at right angles or approximately right angles to the general pattern in the area involved. A reversed frontage lot may also be a corner lot or an interior lot. (See A-D and B-D in diagram.)

*Lot, Undersized,* means for zoning purposes, as covered by this chapter, an undersized lot is a parcel of land of insufficient size to meet minimum zoning requirements for area or width or depth.

*Major or Principal Arterial Highway* means the highway that:

- (1) Serves the major traffic movements within urbanized areas such as between central business districts and outlying residential areas, between major intercity communities, or between major suburban centers;

- (2) Serves a major portion of the trips entering and leaving the urban area, as well as the majority of the through traffic desiring to bypass the central city;
- (3) Provides continuity for all rural arterials which intercept the urban area. The term "major or principal arterial highways" includes Washington Street (State Routes 4 and 100, U.S. 202), Minot Avenue (State Routes 11 and 121), Union Street/Center Street/Turner Road (State Route 4), Veterans Memorial Bridge and approaches (State Routes 11 and 100, U.S. Route 202), North Bridge/Court Street to in town Minot Avenue Intersection (Turner Street), Court to Center Street (State Route 4).

*Major Retail Development* means a single building in excess of 100,000 square feet of new ground floor retail space.

*Manufactured Housing* means a structural unit designed for occupancy, and constructed in a manufacturing facility and then transported by the use of its own chassis, or placed on an independent chassis, to a building site. The term "manufactured housing" includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing and may be purchased or sold by a dealer in the interim. The term "manufactured housing" includes newer mobile homes and modular homes.

*Mining, Quarrying, or earth removing* means the excavation of any earth materials.

*Minor Arterial Highway* means the highway that:

- (1) Serves trips of moderate length at a somewhat lower level of travel mobility than principal arterials;
- (2) Provides access to geographic areas smaller than those served by the major arterial highway system; and
- (3) Provides intra-community continuity but does not penetrate identifiable neighborhoods. Examples are Riverside Drive, Mill Street, South Bridge (Broad Street to Mill Street), Main Street, Mechanics Row, High Street (Minot Avenue to Academy Street), Academy Street (High Street to Main Street), Elm Street, Spring Street (Minot Avenue to Court Street), Turner Street (Union Street to Turner Road), Mount Auburn Avenue (Center Street to Turner Street), Lake Street, Court Street (Union Street to in town Minot Avenue Intersection), Hotel Road (Manley Road to Poland Spring Road).

*Mobile Home Development*, intended to be generic, includes mobile home parks, mobile home subdivisions, and mobile home condominiums.

*Mobile Home Park* means a parcel of land under single ownership in rural residence and suburban residence districts which has been planned and improved for the placement of not less than three mobile homes for non-transient use.

*Mobile Homes, newer*, means those units constructed after June 15, 1976, commonly called "newer mobile homes," which the manufacture certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures, transportable in one or more sections, which, in the traveling mode, are 14 body feet or more in width and are 700 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings on foundations when connected to the required utilities, including the plumbing, heating, air conditioning and electrical system contained therein; except that the term "newer mobile homes" includes any structure which meets all the requirements of this definition, except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban development and complies with the standard established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, 42 USC 5401 et seq.

*Mobile homes, older*, means any factory-built home which fails to meet the definition of manufactured housing and more specifically, the term "older mobile homes" means any mobile home constructed prior to June 15, 1976. These units shall be restricted to approved mobile home parks.

*Modular homes* means those units which the manufacturer certifies are constructed in compliance with the state's Manufactured Housing Act and regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained therein.

*Motel* means a building or group of detached buildings intended primarily to provide sleeping accommodations to the public on a daily rate of compensation and having a parking space generally located adjacent to a sleeping room. Such facilities may include a main kitchen or snack bar for the use of motel guests only.

*Municipal sanitary landfill* means a disposal site for household, commercial and industrial wastes, sludge or incinerator ash operated or controlled for operation by the city in a controlled manner involving the covering of deposited wastes with layers of earth so as to reduce health hazards and public nuisances from vermin, insects, odors and wind-borne debris. The location and design of sanitary landfills also require precautions against ground and surface water contamination through clay lining, water impoundment, aquifer avoidance and similar techniques.

*Municipal uses* means any lawful use of a building or of land carried on by the city sanitary landfill shall not be deemed a municipal use.

*Museum* means a building or place where works of art or other objects of permanent value are kept and displayed, provided such objects are not offered for sale.

*Nonconforming building* means a building lawfully existing at the time this or any previous zoning ordinance became effective and which does not conform to the dimensional regulations of the district in which it is located.

*Nonconforming lot* means a lot lawfully existing at the time this or any previous zoning ordinance became effective and which does not conform to the dimensional regulations of the district in which it is located.

*Nonconforming use* means a use of a building or of land lawfully existing at the time this or any previous zoning ordinance became effective and which does not conform with the use regulations of the district in which it is located.

*Nursery* means an outdoor place where live trees, shrubs, vines and plants are propagated, grown or maintained before permanent planting. Activities associated with nursery a business include: the sale of nursery products and related gardening supplies, the storage of material used in the maintenance of plants and growing items sold and the use of power-motorized equipment required by the nursery.

*Nursery, child*, means a facility providing a program less than 24 hours per day per child for the care of infants up to the age of 2½ years.

*Nursery, wholesale*, means a nursery where plants, trees, shrubs and vines are propagated and/or grown and sold only at wholesale to industry related buyers such as retail nurseries, greenhouses and landscape contractors. A wholesale nursery may also provide landscape services accessory to the nursery use provided.

- (1) At least one-half of the area of the lot (up to a maximum of three acres) is in active nursery production in a husband type manner; and
- (2) The plants and trees propagated, grown and nurtured in the nursery are used as the primary products by the owner/operator of the landscape service.

*Office* means a building, or portion of a building wherein services are preformed involving predominantly administrative, professional or clerical operations.

*Office trailer* means a movable vehicle or structure designed for year round or temporary occupancy for purposed of supervising construction; for business actually engaged in the business of selling manufactured housing, mobile homes and trailers; and as temporary office space for a business during the period in which permanent office space is being constructed.

Open Space means open or green space that is accessible for the use and enjoyment of residents, shall not be steep sloped (over 10% slope), shall not include wetlands, parking or required buffer areas, and may include any required yard area or open areas for play.

*Outpatient Addiction treatment clinic* means a program or facility operated for the purpose of and specializing in the care, treatment and/or rehabilitation of persons suffering with addictions, including but not limited to gambling addition, alcohol or controlled substance addictions. The term "outpatient addiction treatment clinic" includes, but is not limited to, substance abuse treatment programs licensed by the State of Maine Department of Behavioral and Developmental Services Office of Substance Abuse. An outpatient addiction treatment clinic shall not be located within 2,000 feet of any property that is occupied by a church, school, family day care home, small day care facility, day care center, or public park or playground on the date of application for a license for such a facility. The term "outpatient addiction treatment clinic" does not include an inpatient or residential addiction treatment program, or a program consisting solely of support group activities without treatment by licensed health practitioners, such as Alcoholics Anonymous, Narcotics Anonymous, and similar programs.

~~PACE means the city's planning, accessing, code, and economic development department.~~

Parapet means a low wall along the edge of a roof or the other portion of a wall that extends above the roof line.

*Parking Space, off-street*, means a rectangular area, not less than nine feet by 18 feet, forming a parking stall within or without a structure, not located in any public right-of-way.

*Performing Arts Center* means a public or private space used to create and present various performing and visual arts. For the purposes of this definition, the term "performing arts center" also includes educational and training uses associated with the various performing and visual arts.

*Planning Board* means the planning board of the City of Auburn, Maine.

~~Planning director means the director of the city department of community development and planning.~~

Primary Entrance means a section of building elevation which contains the street level principal entrance of the business, including the businesses on upper floors or in a basement.

*Principal Use* means the principal use for which a lot or main building thereon is designed, arranged or intended and for which it is or may be used, occupied or maintained.

*Professional Office* means rooms and/or buildings used for office purposes as the principal use by members of any recognized profession, including doctors, dentists, lawyers, accountants, engineers, architects, veterinarians, etc.

Realm, Private means the physical and social domain that is considered private by their physical location and visual association being away from public view. This is considered areas behind the front building facade along with side and rear yard areas.

Realm, Public means the physical and social domain of the public that is held in common either by their physical presence or visual association. This includes but is not limited to sidewalks, plazas, squares, parks, streets, front yards, civic buildings and civic spaces.

*Recreational Uses of Land* means permanent uses of outdoor space which are intended or designed for public use and include but are not limited to ski areas, golf courses (both public and private), driving ranges, horse boarding and riding facilities, miniature golf, paintball, horse and dog racing, snowmobile races and facilities for mass gatherings when used for two or more events during a calendar year.

Regulating Plan means the adopted map that shows the Form Based Code zoning districts, which correspond to the special requirements of the Form Based Code.

*Residential artist studio* means a dwelling where up to 50 percent of the total floor space can be used for the production of art and/or craft products. The term "residential artist studio" shall not include

galleries or studios open to the public for display or sales. All artist studios shall be designed to meet all residential safety and occupancy requirements and shall be considered to be accessory to the residential use.

*Restaurant* means an eating place in which food is prepared and vended for immediate consumption on the premises without further preparation by the customer. The takeout of food on an infrequent basis is not prohibited.

*Restaurant, Carry-Out*, means an eating place in which all food is vended in disposable containers for consumption on or off premises at the customer's choice; a fast-food restaurant.

*Restaurant, Drive-in*, means an eating place in which the business transacted is conducted by a customer from within his automobile or in which consumption of goods sold normally takes place within the customer's automobile on the establishment's premises.

*Retail* means a principal use encompassing the sale of commodities or goods in small quantities directly to the consumer. The term "retail" sales does not include sales of professional, financial and governmental services and personal services, including but not limited to a hotel and its accessory uses (restaurants, salons, gift shops, recreational facilities, convention space, etc.).

*Retail Space* means the areas of a building, within a climate controlled environment, devoted to the display of commodities or goods for sale directly to the consumer and including customer sales transaction areas and areas associated with customer access.

*Rifle, Pistol, Skeet or Trap Shooting Range* means a rifle, pistol, skeet or trap shooting range operated by an individual or club. Such a range may be opened to the general public or developed for the exclusive use of the individual, or club and invited guests.

*Road* means any public or private traveled way or any portion thereof.

*Roof* means the covering for a building which is an integral part of the structure for the purpose primarily of protecting the interior of the building or covering a porch or other similar permanent portion thereof, excluding awnings, stoop coverings, or similar additions which are removable without substantially impairing the original structure.

*Sawmill* means a unit designed to saw logs into lumber, firewood or other processed wood products.

*School* means an educational institution offering an academic curriculum; not the teaching of the crafts or a training school offering a program of trade, technical instruction or physical education. (See the term Training school.)

*Shared Housing* means housing consisting of two or more families occupying a single dwelling and using common cooking facilities. Shared housing shall permit the same number of families at the same density as allowed in the zoning district where the property is located subject to all applicable codes relating to building, housing, life safety, health and zoning as would be applied to independent living units located in the same structure. Approval for shared housing shall be secured from the department of community development and planning subject to the codes and ordinances indicated in this definition, prior to establishing a shared housing arrangement in any building.

*Shelter for Abused Persons* means dwelling facilities complying with the laws administered by the state government human services agencies, providing temporary domiciliary arrangements for children and adults unable to protect their own interest and welfare because of critical family circumstances.

*Shopping Center* or office mall means a planned integrated complex of three or more retail stores and/or offices sharing a common structure and developed according to a unified plan. Such uses may include a common pedestrian circulation system and off-street automobile parking facilities.

*Sign* means any device, display surface, structure or object in public intended for visual communications.

*Sign, Mobile Mounted*, means a temporary sign which is mounted or for mounting on wheels or a mobile platform or which is portable.

*Sign, Official Business Directional*, means any off-premise sign permitted to be erected pursuant to article II of chapter 42.

*Sign, On-Premises*, means any sign that advertises, calls attention to, or indicates the person occupying the premises on which the sign is erected or maintained or the business transacted thereon, or advertises the property itself or any part thereof as for sale or rent, and which contains no other matter.

*Sign, Standing*, means any sign that is not attached to a building.

*Sign, Temporary*, means any movable sign, including its supporting structure, intended to be maintained for not more than 90 days in any calendar year.

*Site-Built Home* means a building constructed on-site which is designed to be used as a dwelling on foundations, when connected to the required utilities.

*Slaughterhouse* (abattoir, dressing plant) means any building, place or establishment in which is conducted the slaughtering of livestock and/or poultry for commercial purposes.

*Special Exception* means a use that would not be appropriate generally or without restriction throughout the district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such a use may be permitted in such district as a special exception, if specific provision for such special exception is made in this zoning chapter and reasonable restrictions imposed by the planning board are complied with.

*Specialty Shop* means a retail business offering products of a similar kind and nature designed for a particular use, purpose or occasion and distinguished from a store offering the same type of product together with other products of a non-homogeneous quality.

*Stable, Riding*, means any building or structure used or designed for boarding, breeding or care of horses, other than horses used for farming or agricultural purposes.

*Standing* means a person who holds title, right or interest in a property which may include a written option, contract to purchase the property or a leasehold interest or may be a person who can show how his actual use or enjoyment of property will be adversely affected by the proposed decision as an abutter as defined in section 60-1473.

*Story* means that portion of a building between the surface of any floor and the surface of the other floor or roof next above it, but not including the lowest portion so contained if more than one-half of such portion vertically is below the mean finished grade of the ground adjoining such building unless such space is used for business or as habitable space, in which case it shall count as a story.

*Story, Half*, means a story under the gable, hip or gambrel roof, the plates of which on at least two opposite exterior walls are more than two feet above the floor of such story.

*Street* means the following:

- (1) A public way laid out and established by the state, county commissioners of the County of Androscoggin;
- (2) A way accepted by the municipal officers of the city;
- (3) A way as to which a petition for improvements has been allowed under the provisions of this chapter for which the cost of the improvements has been provided for by the developer in either a cash amount or as provided for in this chapter; or
- (4) A way on a plan of a subdivision duly approved by the planning board.

*Street frontage*. See the term Frontage.

*Street Line* means a line defining the edge of a street right-of-way separating the street from abutting property or lots.

*Street, Secondary* means the street that is considered to be less intense to the other on a corner or double sided lot.

Primary Street means the street that is considered to be more intensely used than the other on a corner or double sided lot.

*Structure or Building* means a combination of materials to form a construction that is safe and stable including, among other things: stadia, reviewing stands, platforms, automobile parking garages, stagings, windmills, observation towers, trestles, sheds, coal bins, shelters and display signs, but not fences of any kind.

*Subdivision* means a division of land as defined in 30-A M.R.S.A. § 4401.

*Summer Camps* means seasonal dwelling units intended for and actually used for single-family dwellings only during the months of May, June, July, August, September and October or weekends or other periods of vacations not exceeding 30 days.

*Supermarket* means a retail establishment having an interior selling space of 3,000 square feet or more where general food supplies for the table and other articles of household use are offered for sale.

*Swimming Pool* means any manmade receptacle or excavation housing a surface area of 250 square feet, or more, designed to hold water to a depth of at least 24 inches, primarily for swimming or bathing whether in the ground or above the ground.

*Theater, Indoor,* means a building designed and/or used primarily for the commercial exhibition of motion pictures or plays to the general public.

*Theater, Outdoor,* includes only those areas, buildings or structures designed and used for the commercial outdoor exhibition of motion pictures to passengers in parked motor vehicles.

*Tourist Home.* See the term Bed and breakfast home.

*Townhouse* means a single-family dwelling unit that is one of two or more residential buildings having a common or party wall separating the units.

*Trailer or RV* means any vehicle or structure, except a device exclusively used upon stationary rails or tracks, mounted on wheels for use on highways and streets; propelled or drawn by its own or other motor power; and designed and constructed to provide living and/or sleeping quarters for one or more persons or for the conduct of a business, profession, trade or occupation for use as a selling or advertising device. If the wheels of a trailer are removed, except for repairs, it is deemed a building subject to all the regulations thereof. A trailer shall not be considered an accessory building.

*Trailer Home* means a travel trailer, camping trailer or other similar vehicle capable of being hauled by a passenger automobile or light truck and designed primarily for temporary occupancy for recreational purposes or other seasonal use. A trailer home shall not be considered an accessory building.

*Training School* means a public or private school or training institution which offers a training program of trade, technical instruction, or physical education. A training school shall not be deemed a home occupation.

*Transect (Rural-to-Urban)* means a cross-section of the environment showing a range of different building development zones. The Rural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and building development pattern.

*Form Based Code Zoning District* means one of the five areas on the Regulating Plan, including Transect 4.1 (T-4.1), Transect 4.2 (T-4.2), Transect 5.1 (T-5.1), Transect 5.2 (T-5.2), and Transect 6 (T-6).

*Transmission Towers* means a structure that has the sole purpose of transmitting radio, television, cellular telephone or telephone waves from one location to another.

*Variance* means a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. The term "variance" is authorized for only dimensional and supplemental regulations. Establishment of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the district or adjoining districts.

*Wayside Stand* means a structure designed, arranged or used for the display and sale of agricultural products primarily grown or produced on the premises upon which such stand is located. A wayside stand may be located on premises that the products are not grown upon provided such premises is owned by the grower.

*Wholesale* means sales chiefly to retailers, other merchants, industrial and/or commercial users mainly for resale or business use.

*Yard* means a required open space on a lot unoccupied and unobstructed by any principal structure or portion of a principal structure.

*Yard, Front*, means the open space extending across the full width of lot between the front lot line and nearest line of the principal building or any enclosed portion thereof. The depth of such yard shall be the shortest horizontal distance between the front lot line and the nearest point of the building or any enclosed portion thereof.

*Yard, Rear*, means the open space extending across the full width of lot between the rear line of the lot and the nearest line of the building or any enclosed portion thereof. The depth of such yard is the shortest horizontal distance between the rear lot line and the nearest point of the building. When the rear lot line is less than ten feet long or if the lot comes to a point at the rear, the depth of the rear yard is measured to an assumed rear lot line as follows, the lot line generally opposite or parallel to the front lot line, except in a through lot. If the rear lot line is less than ten feet long or the lot comes to a point at the rear, said rear lot line is assumed to be a line not less than 20 feet long, lying wholly within the lot, parallel to the front lot line, or in the case of a curved front lot line, parallel to the chord of the arc of said lot line.

*Yard, Side*, means the open space between the side lot line, the side street line, or the proposed side street line and the principal buildings, or any portion thereof, extending from the front yard to the rear yard, or, in the absence of either of such yards, to the front lot line and/or rear lot line. The width of a side yard shall be the shortest distance between the side lot line and the nearest point of the principal building or any portion thereof.

*Zone*. See the term District.

[NOTE: Cross outs are based on comments from the Auburn Planning Board at their October 13, 2015 workshop.](#)



Sec. 60-4. - Zoning districts.

- (a) For the purposes in section 60-3, the use, construction and alteration of buildings and structures and the use and alteration of land in the city are hereby restricted and regulated according to the provisions of this chapter.
- (b) The city is hereby divided into zoning districts designated as follows and more fully described on the official zoning map:

District title	Classification	Short title
Agriculture and Resource Protection	Resource	AG
Low Density Country Residential	Resource/Residential	LDCR
Rural Residence	Residential	RR
Suburban Residence	Residential	SR
Urban Residence	Residential	UR
Multifamily Suburban	Residential	MFS
Multifamily Urban	Residential	MFU
Planned Unit Development	Residential/Commercial	PUD
Downtown Enterprise Zone	Residential/Commercial	DEZ
General Business	Commercial	GB
Neighborhood Business	Commercial	NB
<del>Central Business Form Based Code Regulating Plan</del>	<del>Commercial</del>	<del>CB</del>
<del>Traditional Main Street Neighborhood (Transect 4.1)</del>	<del>Residential/Commercial</del>	<del>T-4.1</del>
<del>Traditional Downtown Neighborhood (Transect 4.2)</del>	<del>Residential/Commercial</del>	<del>T-4.2</del>
<del>Downtown Traditional Center (Transect 5.1)</del>	<del>Residential/Commercial</del>	<del>T-5.1</del>
<del>Downtown City Center (Transect 5.2)</del>	<del>Residential/Commercial</del>	<del>T-5.2</del>
<del>Great Falls Metropolitan (Transect 6)</del>	<del>Residential/Commercial</del>	<del>T-6</del>

Industrial	Industrial	ID
Floodplain Overlay District	Environmental	FPO
Taylor Pond Overlay District	Environmental	TPO
Lake Auburn Watershed Overlay District	Environmental	LAO
Shoreland Overlay District	Environmental	SLO
Manufacturing Housing Overlay District	Residential	MHO

(Ord. of 9-21-2009, § 1.2)

Sec. 60-5. - Zoning map.

- (a) The location and boundaries of the zoning districts and Form Based Code Regulating Plan in section 60-4 are as shown on the map entitled City of Auburn, Maine, Zoning Map, dated ~~March 2004~~, revised through its current date and revisions, is hereby adopted by reference and declared to be a part of this chapter.
- (b) As zoning district and form based code boundaries are amended from time to time in accordance with article XVII of this chapter, such changes shall be entered on the official zoning map promptly after final approval of the amendment and the date following "revised through" appearing on the map shall be changed to match the effective date of the latest amendment. All previous editions of the zoning map shall thereupon become obsolete, null and void.
- (c) The official zoning map, revised according to the most recent amendment, shall be located in the office of the department of community development and planning and shall be the final authority on current zoning district and form based code locations and boundaries. It shall be the responsibility of the city planning director to see that the official map is kept current and accurate.

(Ord. of 9-21-2009, § 2.2; Ord. No. 13-09062011-05, 9-6-11; Ord. 12-09062011-04, 9-19-2011)

Sec. 60-6. - Zone boundaries.

In the interpretation of the exact boundaries of zoning districts and form based code as shown on the official zoning map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines;
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- (3) Boundaries indicated as approximately following city or county limits shall be construed as following city or county limits;
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (5) Boundaries indicated as approximately following the centerlines of streams, lakes or other bodies of water shall be construed to follow such centerlines;

- (6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) of this section indicated on the official zoning map shall be determined by the measurements using the scale of the map;
- (7) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections (1) through (6) of this section, the planning board shall interpret the zone boundaries.

(Ord. of 9-21-2009, § 1.4)

DRAFT

Sec. 60-35. - Conversion of one-family dwellings.

In all residential, general business and ~~central-business-form based code~~ districts, one-family dwellings erected prior to January 1, 1958, may be converted to two-family dwellings provided that:

- (1) Any floor space created by additions to the existing structure after January 1, 1958, shall not be converted to a second dwelling.
- (2) There will not be less than one accessible off-street parking place of 200 square feet in area, exclusive of driveways, per dwelling unit resulting from such conversion.
- (3) Stairways leading to any floor above the first floor will be enclosed within the exterior walls of the dwelling and any fire escapes required will be on the rear or one side of the dwelling and not on any wall facing a street.
- (4) After such conversion, the building converted will retain substantially the appearance and character of a one-family dwelling.

(Ord. of 9-21-2009, § 3.1C)

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Sec. 60-40~~r~~ - Reduction in dimensional regulations.

No lot (except as allowed by the planning board at the time of final approval of a subdivision or development plan) shall be reduced, subdivided, conveyed, divided or otherwise transferred that violates, or creates a lot that violates, any minimum or maximum dimensional regulation of this chapter. No building permit or other municipal permit or license shall be issued to any of the land so transferred or to the land retained until all of such land or lots are in conformance with all dimensional regulations. If a serious health or safety issue with the property should arise, the director of planning and permitting services shall determine if a permit should be issued to correct the problem. This provision shall not allow further nonconformity to occur in order to achieve the corrective action necessary. Any land taken by eminent domain or conveyed for a public purpose shall not be deemed in violation of this provision. Any setback or lot that is reduced below the minimum or extended beyond the dimensional requirements as a result of land taken by eminent domain or conveyed for a public purpose shall not be deemed nonconforming. Setbacks for the enlargement of any existing building located on such a lot shall be referenced to the property line as it was located prior to the eminent domain action or the conveyance for a public purpose.

(Ord. of 9-21-2009, § 3.1H)

DRAFT

Sec. 60-47. - Corner lots.

There shall be a front yard along the street line as provided for under yard requirements, front in the district where located. all other yards shall be considered as side yards and measured as provided for under yard requirements, side in the district where located. On corner lots within the Form Based Code Districts, there shall be a Primary Street front yard and a Secondary Street front yard with minimum and maximum building setback requirements. The yard opposite from the Primary Street shall be considered the rear yard while the yard opposite the Secondary Street shall be considered the side yard.

(Ord. of 9-21-2009, § 3.10)

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DIVISION 14. - ~~CENTRAL BUSINESS DISTRICT~~<sup>1</sup>-CITY OF AUBURN FORM BASED CODE

Sec. 60-546. – PURPOSE:

The purpose of the City of Auburn Form Based Code is to

- a) Provide a building development pattern that is based upon the built environment’s physical form and its relationship to the Public Realm and the Private Realm.
- b) Allow for a diversity of uses appropriate and compatible to the designated district area
- c) Provide a more accelerated building design, review, approval and construction process.
- d) Deliver a more predictable building development outcome that is consistent with the traditional pedestrian-oriented street-building development pattern. .

Sec. 60-547. – TRANSECTS IN DOWNTOWN AUBURN AND NEW AUBURN (DANA)-- -The Form Based Code in Downtown Auburn and New Auburn uses transects as a way to describe the areas to be administered under the Regulating Plan. A Transect is a system of ordering human habitats in a range from the most natural to the most urban. Auburn’s transects are organized using 5 Form Based Code Districts:

Transect 4.1,

Transect 4.2,

Transect 5.1,

Transect 5.2 and

Transect 6)

These transects describe the physical character of a place at a certain scale, according to the density and intensity of land use and urbanism.

<sup>1</sup> NOTE: All text from the Central Business District has been deleted and replaced with the new Form Based Code



**Illustrative View of T- 4.1 (Main Street)**

**Intent and Purpose:**

**Traditional Main Street Neighborhood (T- 4.1)**

The Main Street Neighborhood zone is characterized by a pattern of large, architecturally prominent houses set back from the busy urban neighborhood street by front lawns. Both projecting and recessed front porches serve to form a connection to and relationship with the Public Realm of the street and sidewalk, and the Private Realm of the residential front yard and primary entrance to the building. The minimum & maximum lot widths, building widths and frontage build-out percentage form a lower-density and less concentrated street-wall pattern while maintaining a pleasing, connective and compact pedestrian and multi-modal urban environment.



# Sec. 60-548 TRADITIONAL MAIN STREET NEIGHBORHOOD T-4.1



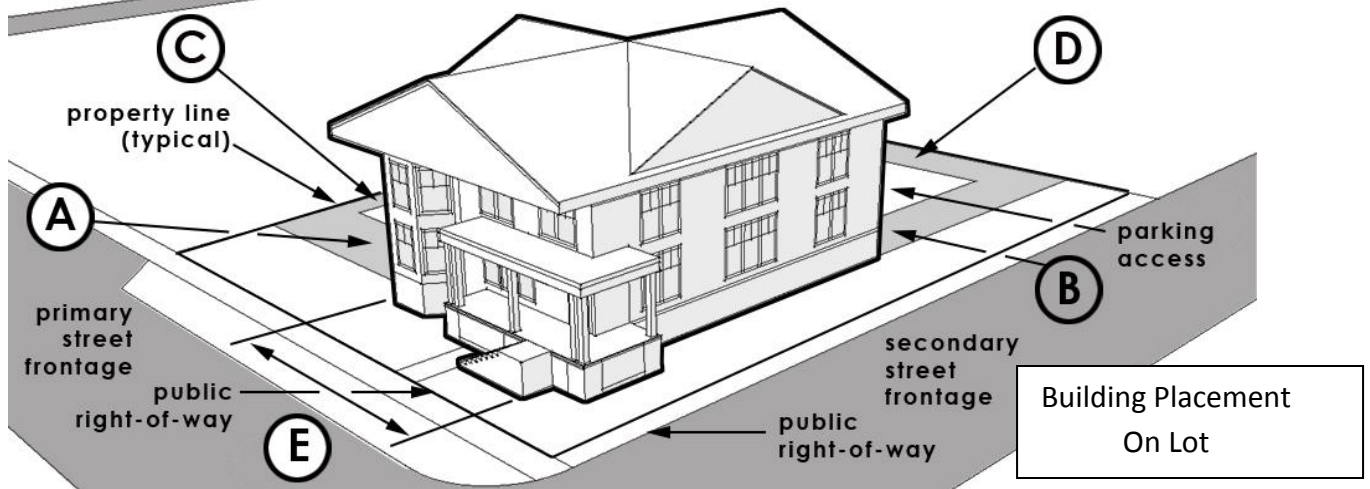
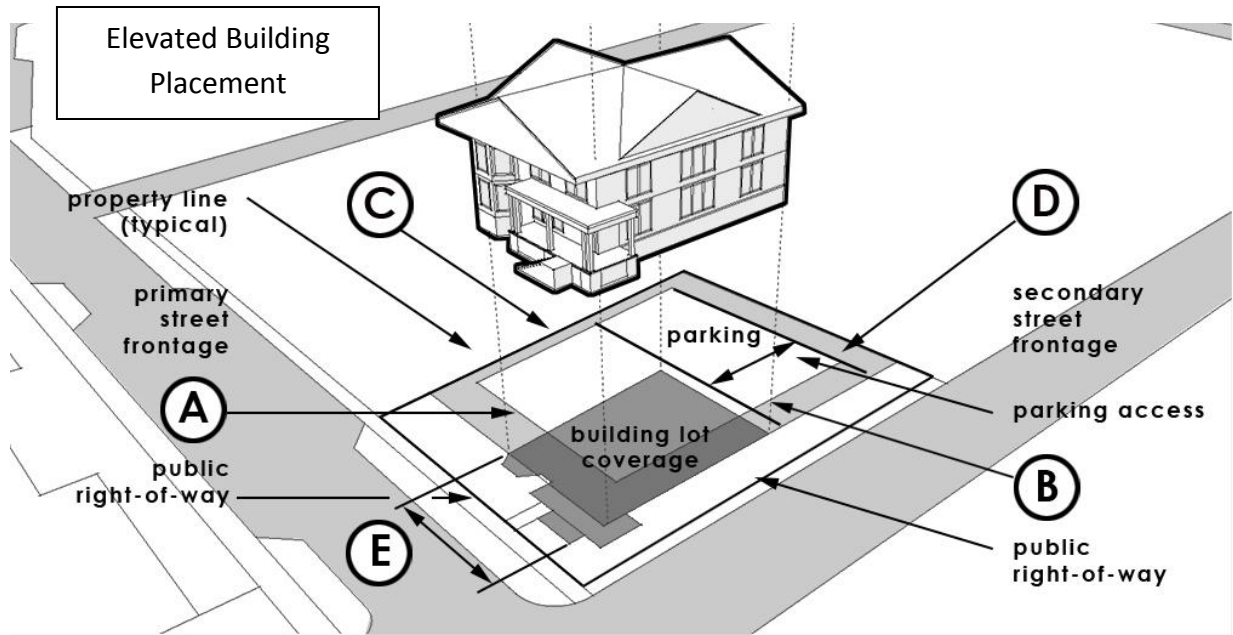
## Characteristic Features

- Front lawns
- Front facade detailing
- Frontage fences
- Porches
- Bay windows
- Foundation planting and yard landscaping
- Street Trees
- Lower Density



Examples of Main Street Neighborhood - T- 4.1

# Sec. 60-548.1 BUILDING PLACEMENT & CONFIGURATION T- 4.1

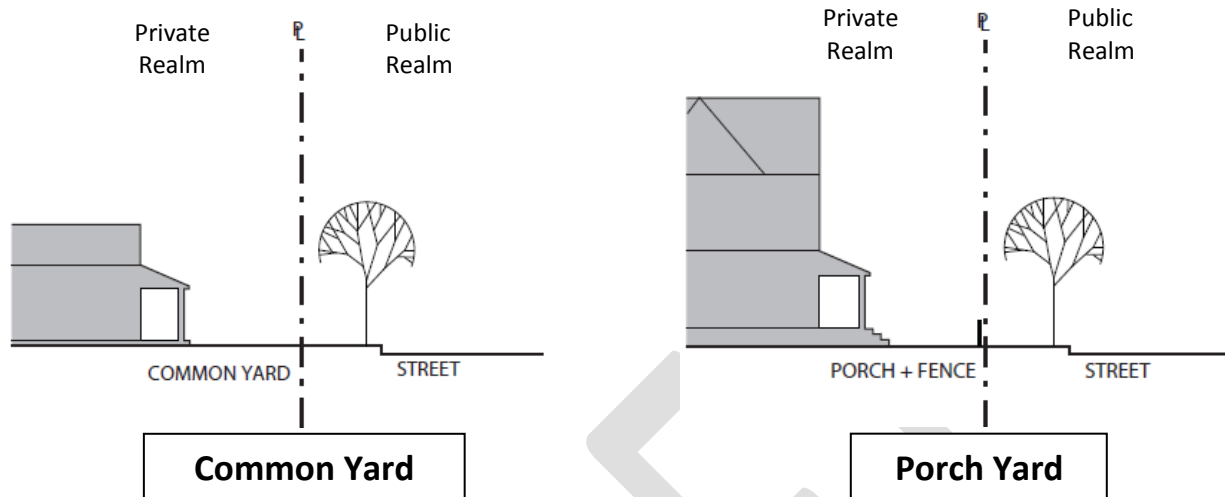


**PRINCIPAL BUILDING PLACEMENT:**

Front Setback, Principal:	15 ft Min, 25 ft Max	(A)
(Corner Lot) Front Setback, Secondary:	15 ft Min, 25 ft Max	(B)
Side Setback:	5 ft Min	(C)
Rear Setback:	10 ft Min	(D)
Building Lot Coverage:	60% Max	
Useable Open Space:	20% Min	
Frontage Build-Out:	40% Min (along Front Setback, Primary)	
Lot Width:	24 ft Min, 120 ft Max	

**PRINCIPAL BUILDING CONFIGURATION:**

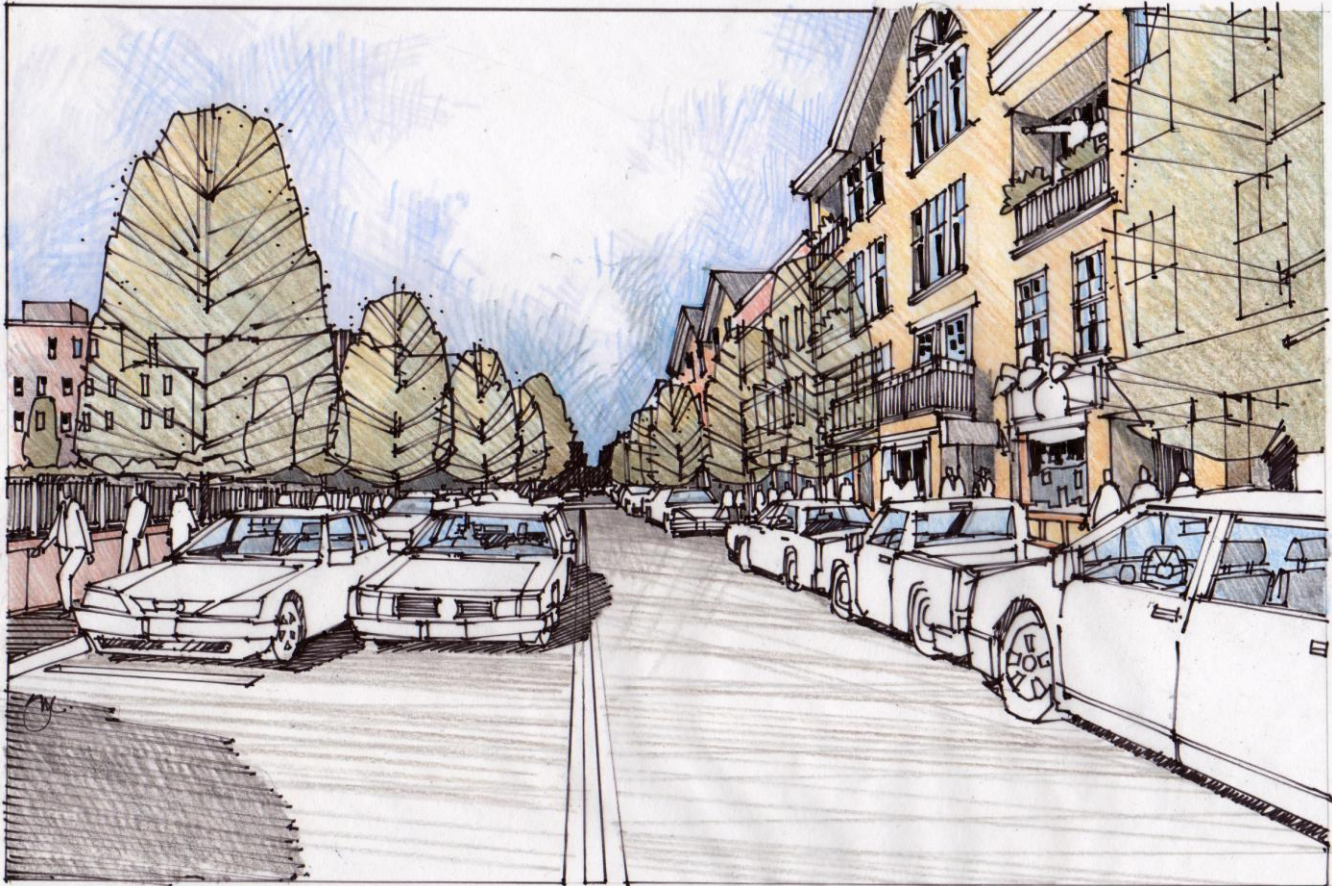
Building Width:	14 ft Min, 110 ft Max	(E)
Building Height Minimum:	2 Story Min	(F)
Building Height Maximum:	2 Story Max	(F)
	(excluding attic story)	



<b>BUILDING FRONTAGE TYPES:</b> .....	Common Yard; Porch Yard
<b>BUILDING ENTRIES:</b> .....	Primary entry door is encouraged along ground story facade facing a primary street.
<b>BUILDING ENVELOPE ARTICULATION:</b>	
Ground Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage.
Upper Story Building Frontage Facades:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage.
Ground Story Finished Floor Elevation:	The ground story shall be a minimum of 2 feet and 6 feet maximum above the front yard elevation (average grade).
Frontage Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

<p>Front Yard Fence:</p>	<p>A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. Chain link, vinyl, split rail, or barbed wire is not allowed.</p>
<p>Front Yard Fence/Wall Opening:</p>	<p>A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.</p>
<p>Building Projections:</p>	<p>No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum or maximum front setback line.</p>
<p>Porch &amp; Stoop Encroachments:</p>	<p>Porches &amp; Stoops may encroach upon the minimum front setback line by the following distances:                  Front Setback, Principal Frontage 10 ft. maximum.                  Front Setback, Secondary Frontage 10 ft. maximum.</p>
<p>Garages:</p>	<p>Detached garages shall be located a minimum of 20 feet from any street right of way.</p>
<p>Driveways:</p>	<p>Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.</p>
<p>Parking:</p>	<p><u>Residential</u>-Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right of way or sidewalk.  <u>Commercial</u>- Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.</p>
<p>Accessory Structures:</p>	<p>Accessory structures shall be located a minimum of 20 feet from any street right of way and 5 feet from either side or rear property line.</p>
<p>Landscaping:</p>	<p>Landscaping is encouraged but shall not extend into any sidewalk or travel way. Street trees are encouraged.</p>

## Sec. 60.549 TRADITIONAL DOWNTOWN NEIGHBORHOOD T-4.2



**Illustrative View of T- 4.2 (Spring Street)**

### **Intent and Purpose:**

#### **Traditional Downtown Neighborhood (T- 4.2)**

The Traditional Downtown Neighborhood zone is characterized by a pattern ranging from small to medium sized buildings in a more connective and compact urban environment, and placed to engage in more direct contact between the Public Realm of the street and sidewalk, and the Private Realm of front porches, front stoops and traditional neighborhood-scaled storefronts. The minimum and maximum lot widths, building widths and frontage build-out percentage form a more moderate density and more concentrated street-wall pattern, sustaining increased architectural and social variety, diversity and sidewalk pedestrian vibrancy.

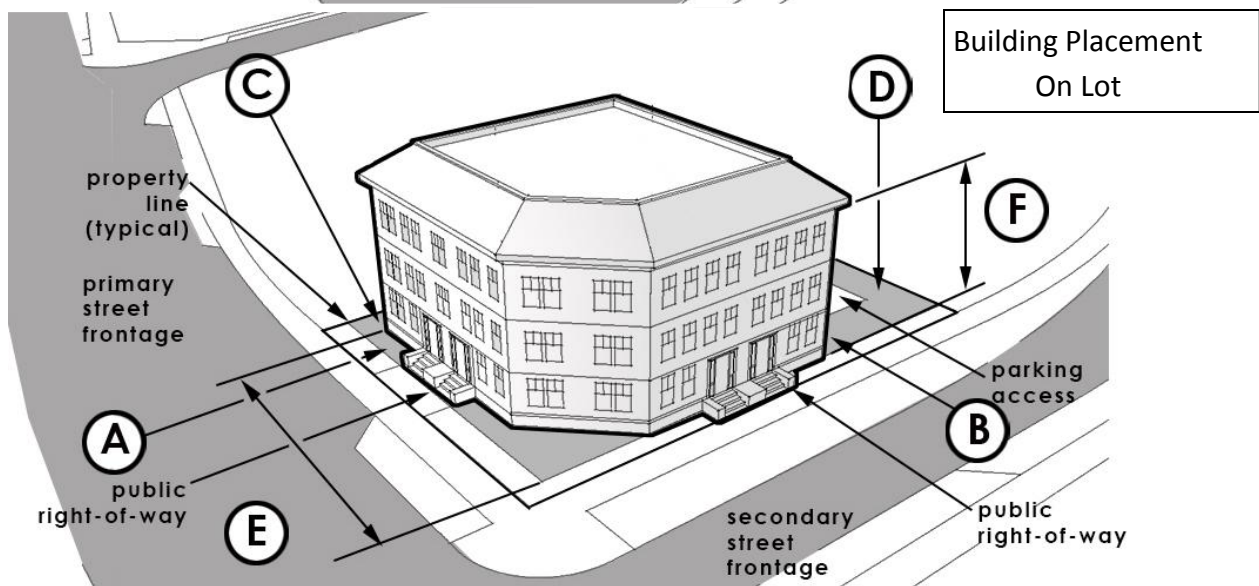
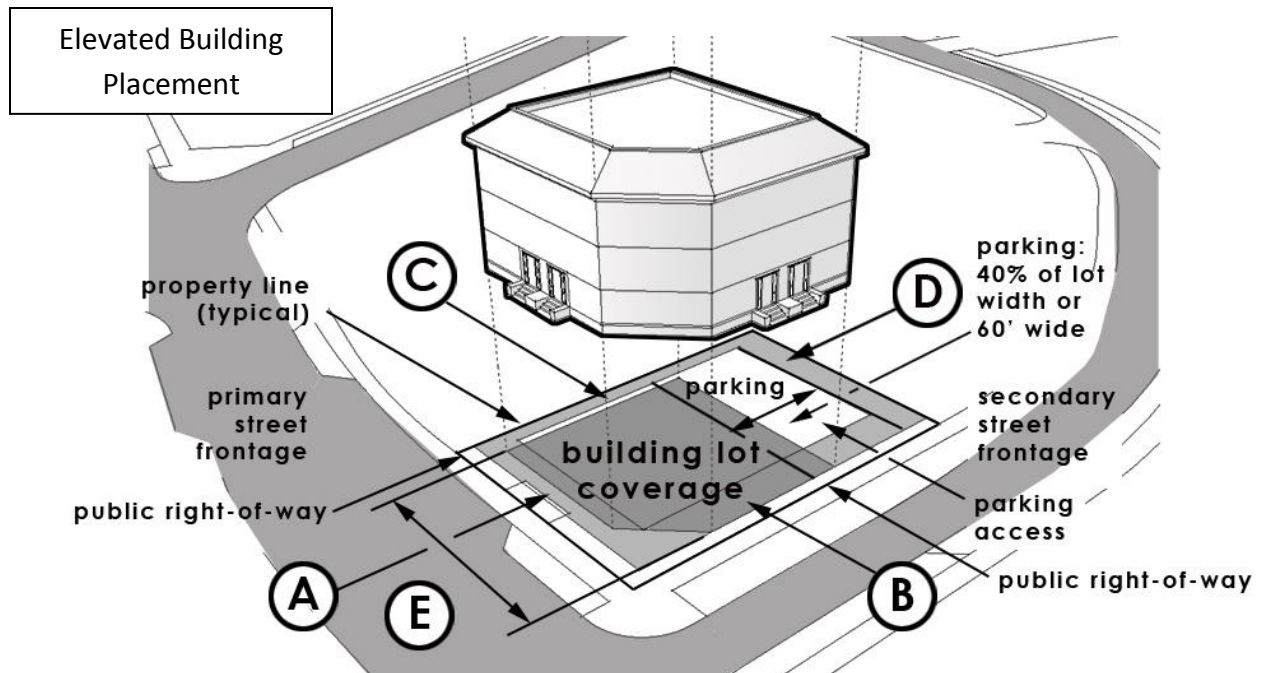
## Sec. 60.549 TRADITIONAL DOWNTOWN NEIGHBORHOOD T- 4.2



### Characteristic Features

- More public and private realm interaction
- Front facade detailing
- Small front yards
- Bay windows
- Neighborhood scaled storefronts with large windows
- Frontage Fences
- Street Trees
- Moderate densities

# Sec. 60-549.1 BUILDING PLACEMENT & CONFIGURATION T-4.2

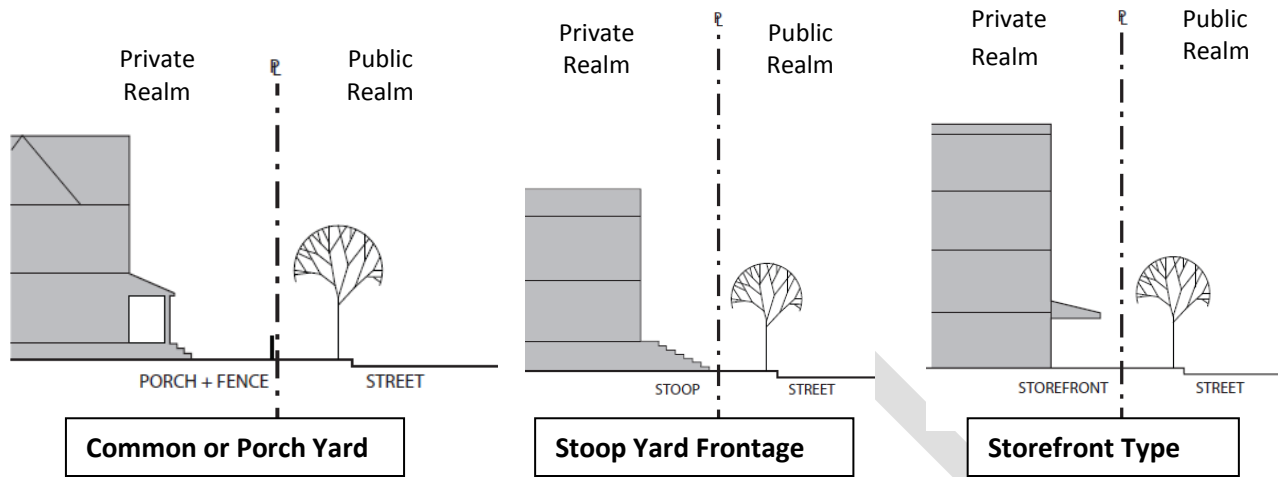


**PRINCIPAL BUILDING PLACEMENT:**

Front Setback, Principal:	5 ft Min, 15 ft Max	(A)
(Corner Lot) Front Setback, Secondary:	5 ft Min, 15 ft Max	(B)
Side Setback:	5 ft Min	(C)
Rear Setback:	10 ft Min	(D)
Building Lot Coverage:	70% Max	
Useable Open Space:	10% Min	
Frontage Build-Out:	60% Min (along Front Setback, Primary)	
Lot Width:	24 ft Min, 120 ft Max	

**PRINCIPAL BUILDING CONFIGURATION:**

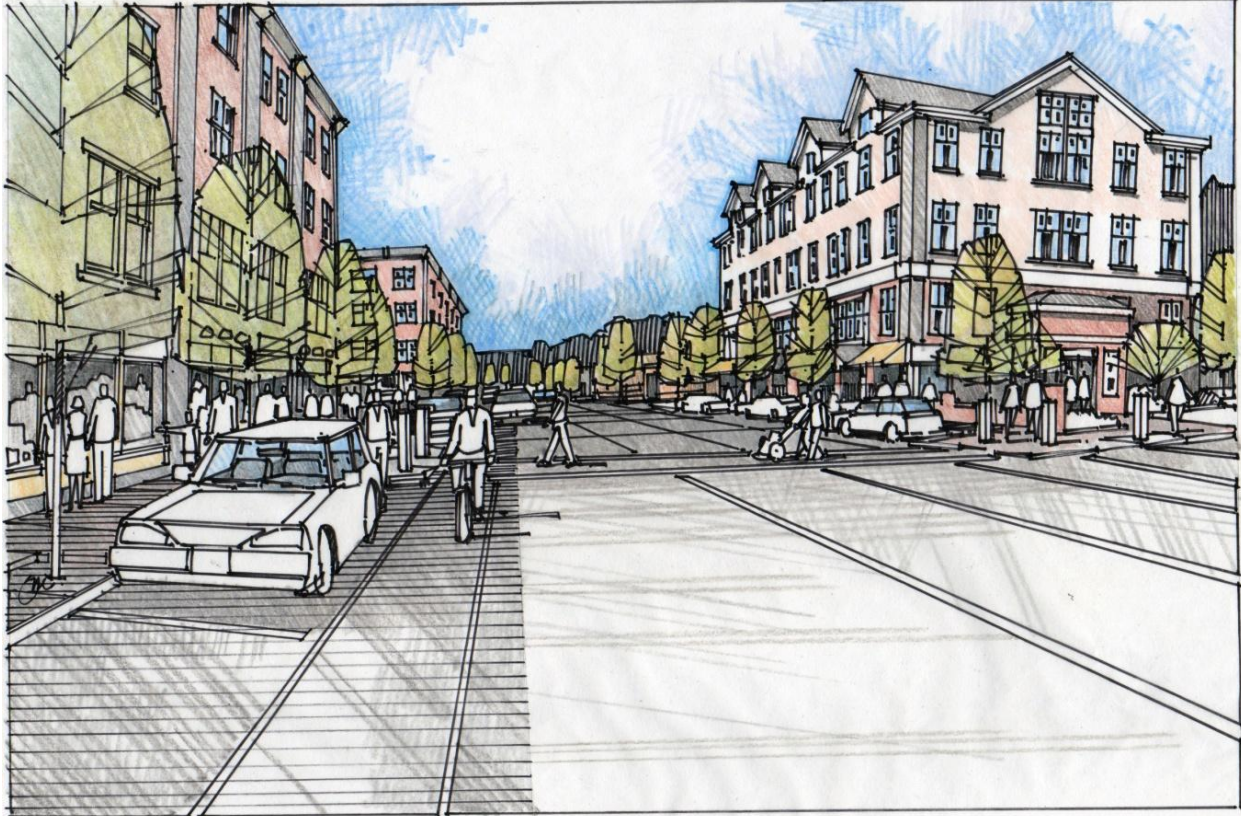
Building Width:	14 ft Min, 110 ft Max	(E)
Building Height Minimum:	1 Story Min	(F)
Building Height Maximum:	3 Story Max	(F) (excluding attic story)



<b>BUILDING FRONTAGE TYPES:</b> .....	Common Yard; Porch Yard, Stoop and Storefront
<b>BUILDING ENTRIES:</b> .....	Primary entry door is encouraged along ground story facade facing a primary street.
<b>BUILDING ENVELOPE ARTICULATION:</b>	
Ground Story Building Frontage Facade:	<u>Residential</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade. <u>Commercial</u> - Windows and doors shall comprise a minimum of 40% and maximum of 90% coverage of the total ground story frontage facade.
Upper Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage facade.
Ground Story Finished Floor Elevation:	<u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.
Frontage Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.



Front Yard Fence:	<u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed
Front Yard Fence/Wall Opening:	A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.
Building Projections:	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.
Porch & Stoop Encroachments:	Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 5 ft maximum. Front Setback, Secondary Frontage 5 ft maximum.
Garages:	Detached garages shall be located a minimum of 20 feet from any street right of way.
Driveways:	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
Parking:	<u>Residential</u> -Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right of way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.
Accessory Structures:	Accessory structures shall be located a minimum of 20 feet from any street right of way and 5 feet from either side or rear property line.
Landscaping:	Landscaping is encouraged but shall not extend into any street right of way or sidewalk. Street trees are encouraged.
Foundation Planting:	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.



**Illustrative View of T- 5.1 (Future Great Falls Plaza)**

### **Intent and Purpose:**

#### **Downtown Traditional Center (T- 5.1)**

The Downtown Traditional Center zone is characterized by a pattern ranging from medium to larger sized buildings in a more intensely connective and traditionally compact urban environment, and placed to generate constant and direct contact and interplay between the Public Realm of the busy street and large sidewalk, and the Private Realm of the residential building stoops, commercial storefronts and gallery building fronts. The minimum and maximum lot widths, building widths and frontage build-out percentage form a more solid and compact street wall pattern, generating energized, spontaneous and vibrant 18-hour street-life.



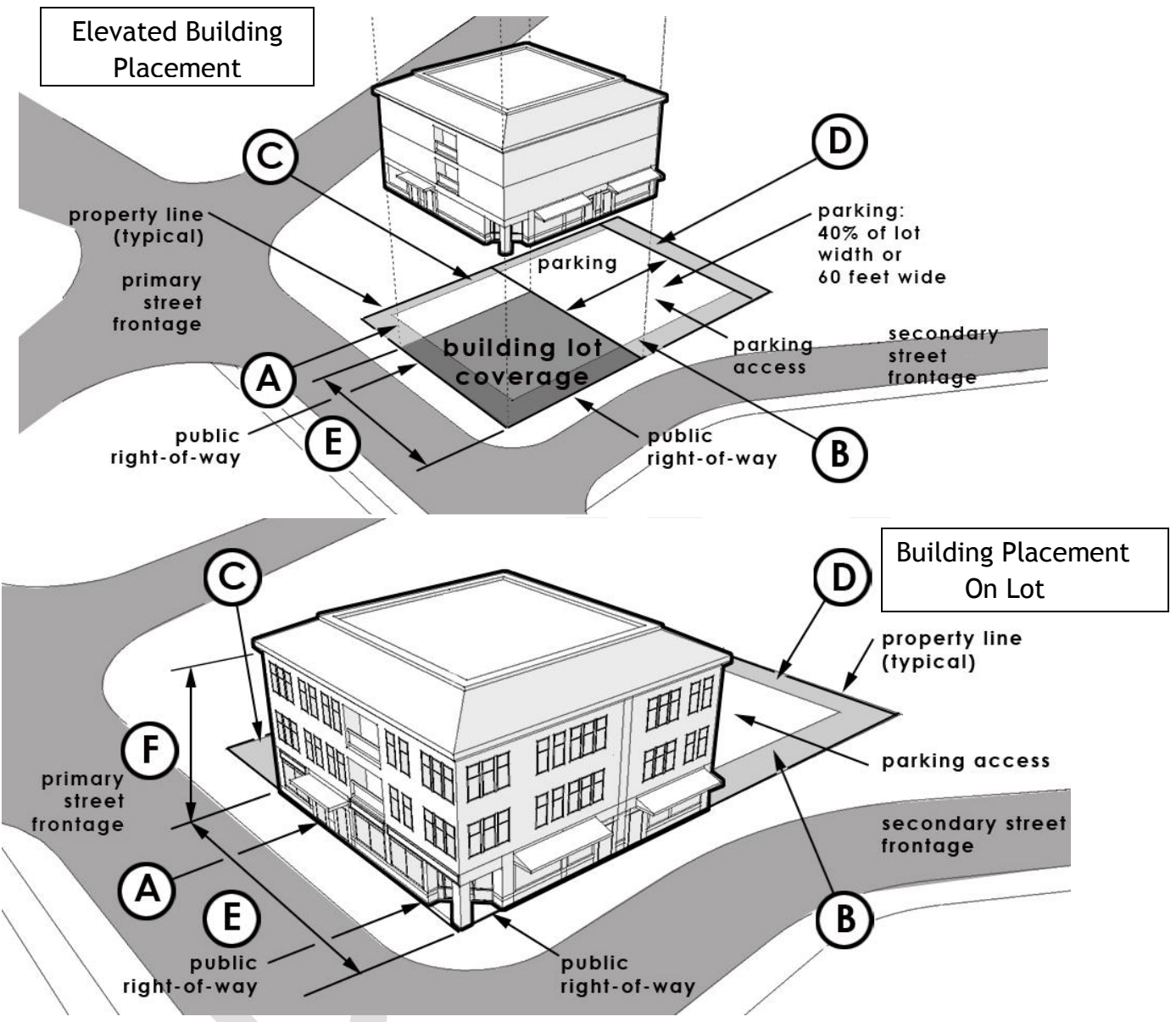
### Key Features

- Vibrant and active interaction between public and private realms
- Larger buildings
- Front facade detailing
- Bay windows
- Balconies
- Street trees
- More urban density

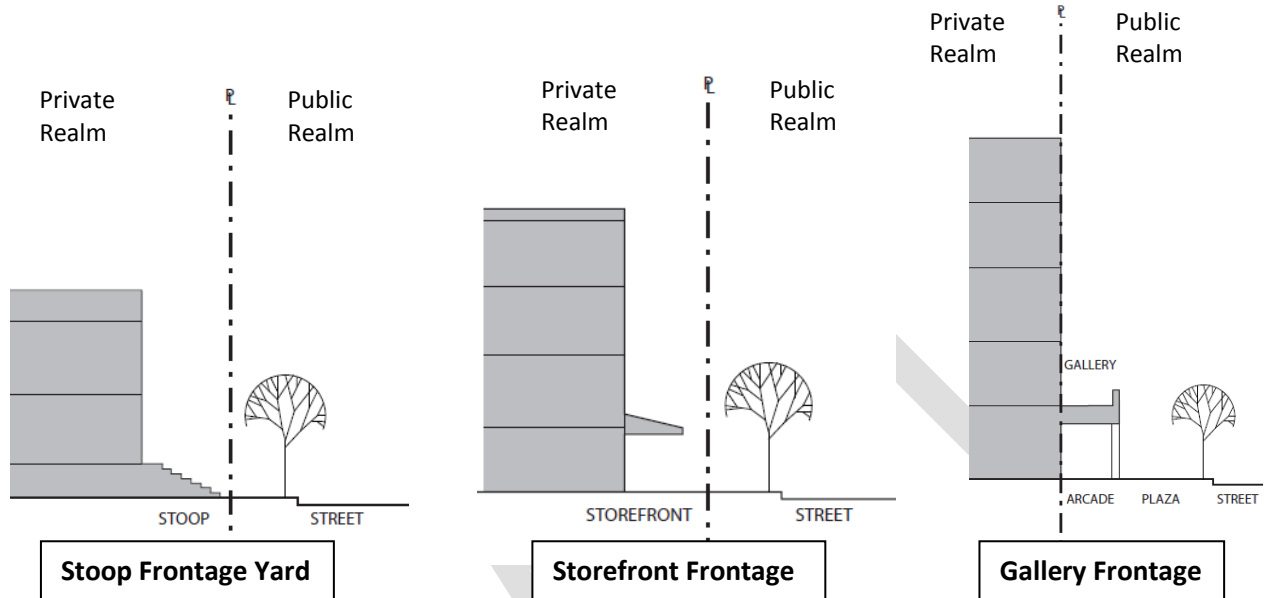


**Examples of Downtown Traditional Center – T- 5.1**

# Sec. 60-550.1 BUILDING PLACEMENT & CONFIGURATION T-5.1



<b>PRINCIPAL BUILDING PLACEMENT:</b>		
Front Setback, Principal:	0 ft Min, 10 ft Max	(A)
(Corner Lot) Front Setback, Secondary:	0 ft Min, 10 ft Max	(B)
Side Setback:	5 ft Min	(C)
Rear Setback:	10 ft Min	(D)
Building Lot Coverage:	75% Max	
Useable Open Space:	5% Min	
Frontage Build-Out:	75% Min (along Front Setback, Primary)	
Lot Width:	24 ft Min, 160 ft Max	
<b>PRINCIPAL BUILDING CONFIGURATION:</b>		
Building Width:	14 ft Min, 150 ft Max	(E)
Building Height Minimum:	2 Story Min	(F)
Building Height Maximum:	4 Story Max	(F)
	(excluding attic story)	



<b>BUILDING FRONTAGE TYPES:</b> .....	Stoop, Storefront and Gallery
<b>BUILDING ENTRIES:</b> .....	Primary entry door is encouraged along ground story facade facing a primary street.
<b>BUILDING ENVELOPE ARTICULATION:</b>	
Ground Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage.
Upper Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage.
Ground Story Finished Floor Elevation:	The ground story must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade).
Front Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

<p>Front Yard Fence: (Residential)</p>	<p><u>Residential</u>- A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed.</p>
<p>Street Wall/Wall Opening:</p>	<p>A vehicle entry way, as part of a street wall, shall be a maximum width of 20 feet (residential) and 24 feet (commercial); a pedestrian entry way shall be a maximum width of 6 feet.</p>
<p>Building Projections:</p>	<p>No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.</p>
<p>Stoop Encroachments:</p>	<p>Stoops may encroach upon the front setback line by the following distances but not encroach in the street right of way.</p>
<p>Garages:</p>	<p>Detached garages shall be located a minimum of 20 feet from any street right of way.</p>
<p>Driveways:</p>	<p>Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.</p>
<p>Parking:</p>	<p><u>Residential</u>-Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right of way or sidewalk. <u>Commercial</u>- Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.</p>
<p>Accessory Structures:</p>	<p>Accessory structures shall be located a minimum of 20 feet from any street right of way and 5 feet from either side or rear property line.</p>
<p>Landscaping:</p>	<p>Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged.</p>
<p>Foundation Planting:</p>	<p>Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.</p>



**Illustrative View of T- 5.2 (Court Street)**

**Intent and Purpose:  
Downtown City Center (T- 5.2)**

The Downtown City Center zone is characterized by a pattern ranging from medium to large sized buildings in an intensely connective and highly compact urban environment, and placed to generate dynamic social, cultural and economic exchange, experiences, encounters and enterprise between the Public Realm of the primary transportation corridors and large sidewalks, and the Private Realm of the large residential and commercial building frontages and blocks. The minimum and maximum lot widths, building widths, frontage build-out percentage, and minimum and maximum building heights form a solid, compact and massive street wall pattern generating strong regional social and economic attraction, urban lifestyle options and urban architectural prestige.



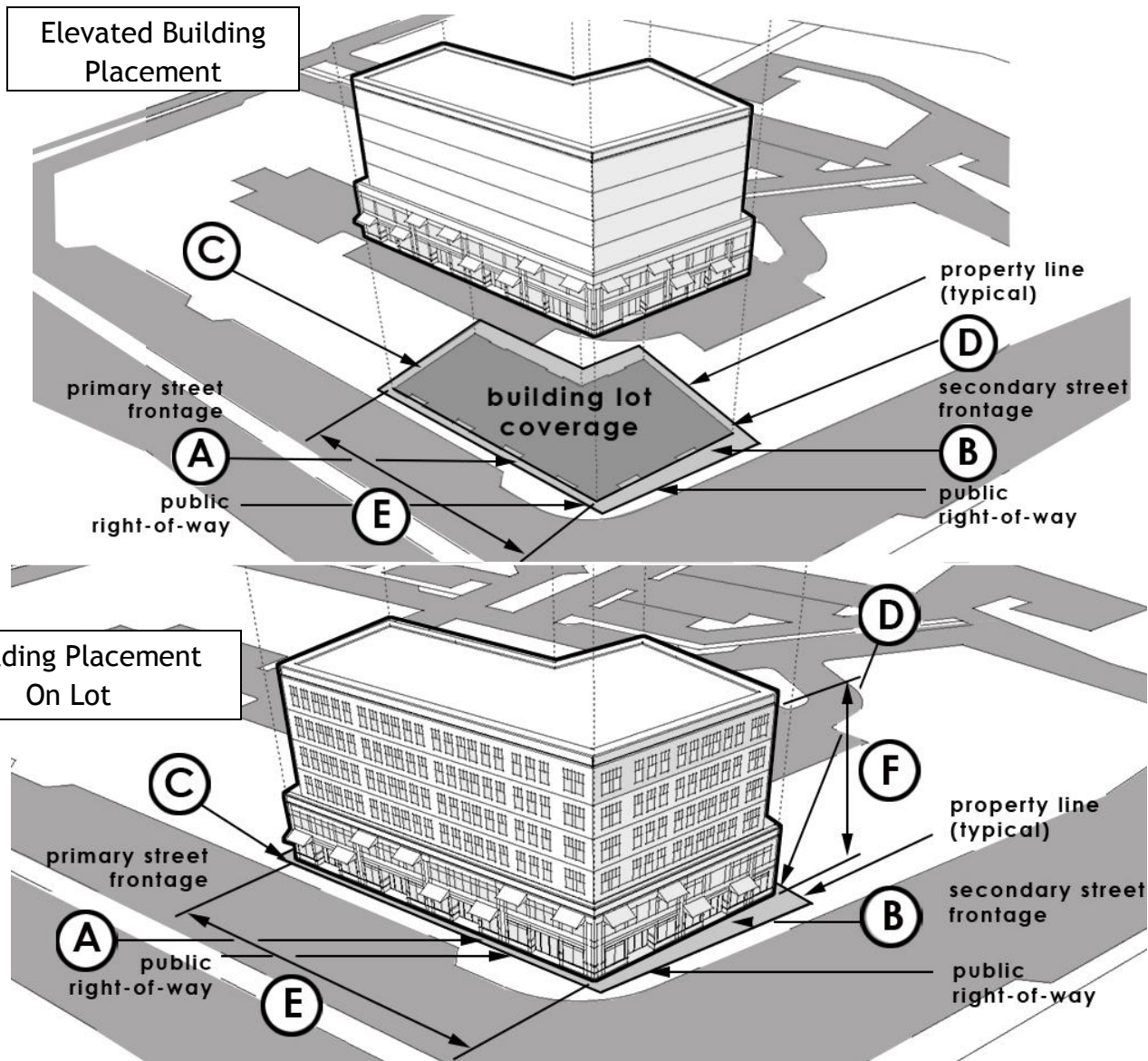
**Key Features**

- Vibrant street life
- Front facade detailing
- Articulated storefront entrance
- Awnings for storefronts
- Balconies
- Wide sidewalks
- Street Trees
- Compact Urban Environment

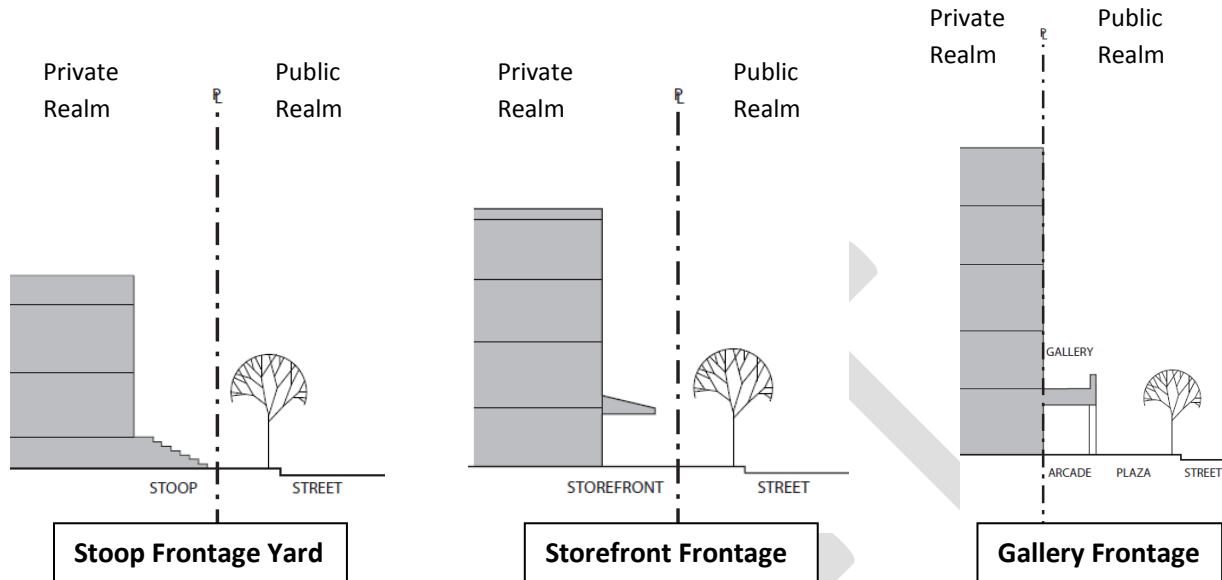


**Examples of Downtown City Center- T- 5.2**





<b>PRINCIPAL BUILDING PLACEMENT:</b>		
Front Setback, Principal:	0 ft Min, 10 ft Max	(A)
(Corner Lot) Front Setback, Secondary:	0 ft Min, 10 ft Max	(B)
Side Setback:	5 ft Min	(C)
Rear Setback:	10 ft Min	(D)
Building Lot Coverage:	80% Max	
Useable Open Space:	5% Min	
Frontage Build-Out:	85% Min (along Front Setback, Primary)	
Lot Width:	24 ft Min, 240 ft Max	
<b>PRINCIPAL BUILDING CONFIGURATION:</b>		
Building Width:	12 ft Min, 230 ft Max	(E)
Building Height Minimum:	2 Story Min	(F)
Building Height Maximum:	6 Story Max	(F)
	(excluding attic story)	



<b>BUILDING FRONTAGE TYPES:.....</b>	Stoop, Storefront and Gallery
<b>BUILDING ENTRIES:.....</b>	Primary entry door is encouraged along ground story facade facing a primary street.
<b>BUILDING ENVELOPE ARTICULATION:</b>	
Ground Story Building Frontage Facade:	<u>Residential:</u> Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage. <u>Storefront:</u> Windows and doors shall comprise a minimum 60% and maximum 90% coverage of the total ground story facade frontage.
Upper Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage.
Ground Story Finished Floor Elevation:	<u>Residential:</u> Ground story must be a minimum of 2 feet or 6 feet maximum above the average front yard elevation. <u>Storefront:</u> Ground story must be a minimum of at the average sidewalk elevation or a maximum of 2 feet above the front yard elevation.
Front Facade Wall:	Blank lengths of wall exceeding 15 linear feet are prohibited.

<p>Front Yard Fence: (Residential)</p>	<p>A front yard fence a minimum of 3 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street.</p>
<p>Front Yard Fence/Wall Opening:</p>	<p>A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.</p>
<p>Required Street Wall Height:</p>	<p>A street wall a minimum of 4 feet and maximum of 6 feet shall be required along the building line frontage that is not otherwise occupied by the principal building on the lot. The height of the street wall shall be measured from the adjacent public sidewalk or from the adjacent ground elevation once construction is complete.</p>
<p>Building Projections:</p>	<p>No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line.</p>
<p>Stoop Encroachments:</p>	<p>Stoops may encroach upon the front setback line by the following distances but not encroach in the street right of way.</p>
<p>Parking:</p>	<p><u>Residential</u>-Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right of way or sidewalk. <u>Commercial</u>- Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.</p>
<p>Landscaping:</p>	<p>Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged.</p>



**Illustrative View of T-6 (Turner Street)**

**Intent and Purpose:  
Great Fall Metropolitan (T-6)**

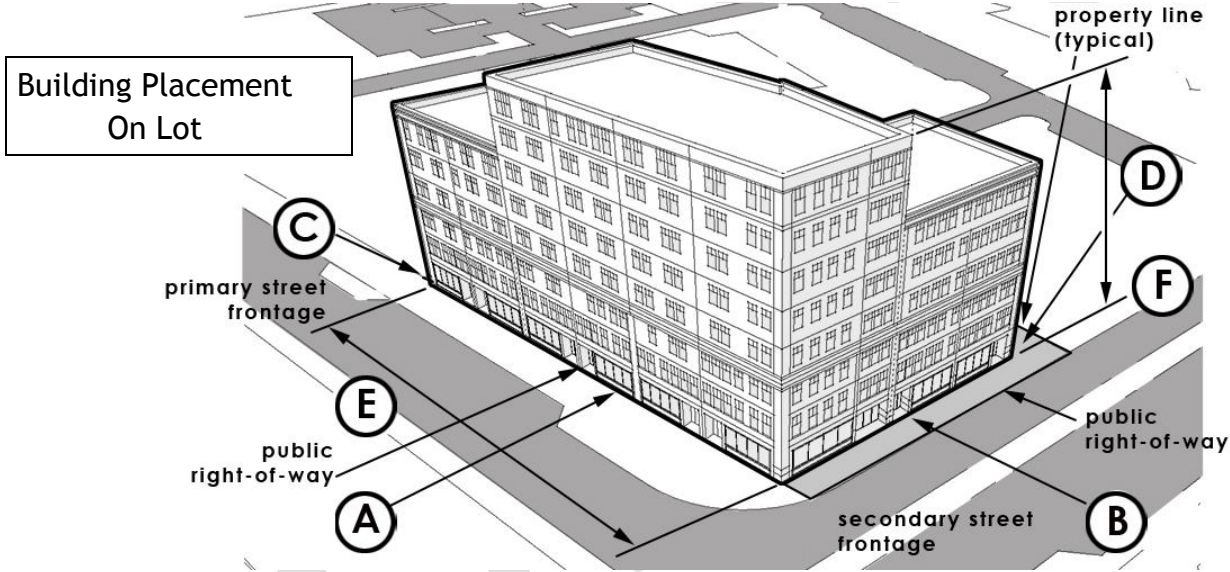
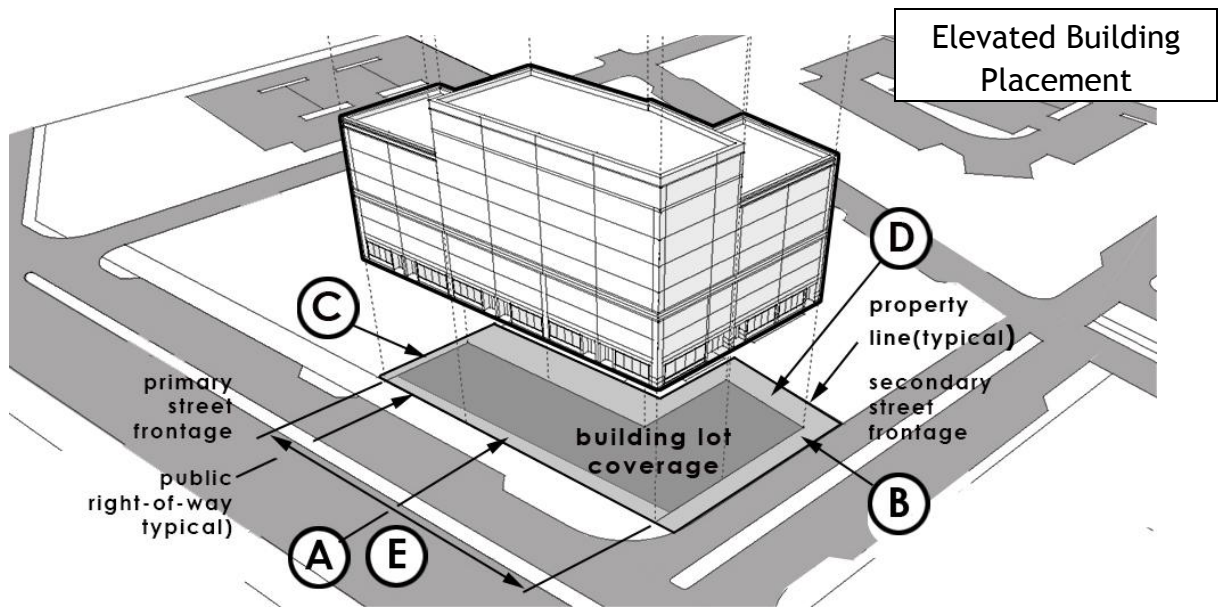
The Great Falls Metropolitan zone is characterized by a pattern of large metropolitan buildings placed to contain and define the City of Auburn's emerging preeminent downtown central square, "Great Falls Square" at the intersection of Turner Street & Hampshire Street. Great Falls Square would provide a dominant metropolitan focal point and identifiable urbane center for professional enterprise, institutional concentration, and metropolitan commerce. The Great Falls Metropolitan urban form shall generate strong regional socio-economic gravitational pull, corporate attraction, regional visitor experience, 18-hour social gathering opportunities, and urbane prestige contained within a vibrant downtown destination district.

**Key Features**

- High energy downtown center
- Balconies
- Articulated storefront entrances
- Awnings for storefronts
- Wide sidewalks
- Street trees
- Streetscape elements (benches, planters)
- Transportation hub
- High density



Examples of Great Falls Metropolitan T-6

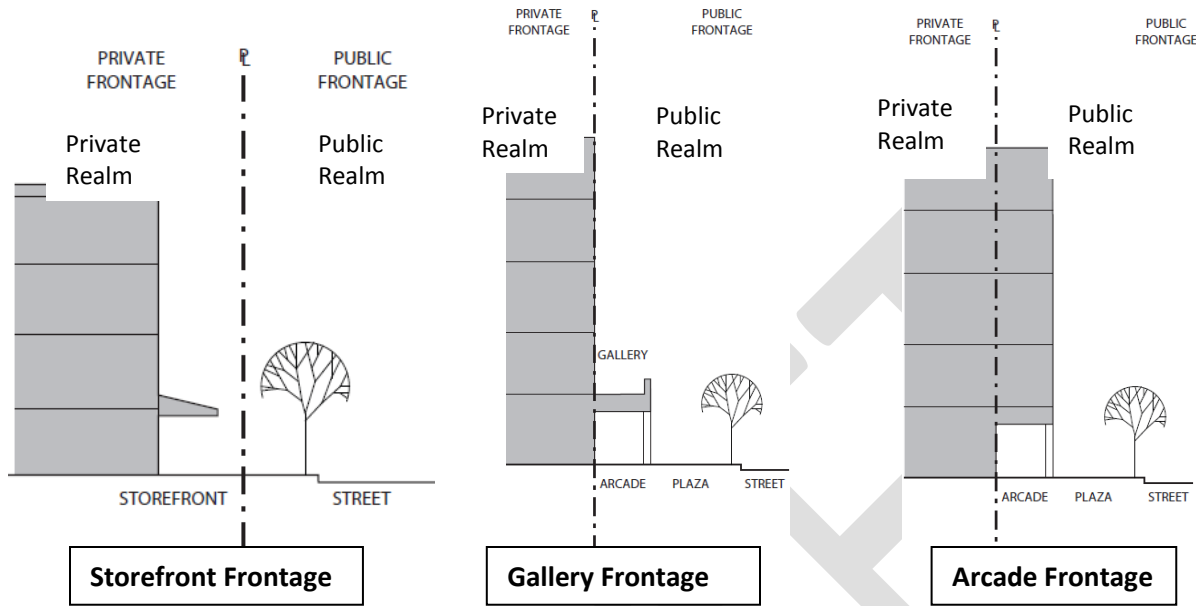


**PRINCIPAL BUILDING PLACEMENT:**

<b>Front Setback, Principal:</b>	<b>0 ft Min, 10 ft Max</b>	(A)
(Corner Lot) Front Setback, Secondary:	0 ft Min, 10 ft Max	(B)
Side Setback:	5 ft Min	(C)
Rear Setback:	10 ft Min	(D)
Building Lot Coverage:	90% Max	
Useable Open Space:	5% Min	
Frontage Build-Out:	90% Min (along Front Setback, Primary)	
Lot Width:	24 ft Min, 240 ft Max	

**PRINCIPAL BUILDING CONFIGURATION:**

Building Width:	14 ft Min, 230 ft Max	(E)
Building Height Minimum:	4 Story Min	(F)
Building Height Maximum:	8 Story Max	(F)
	(excluding attic story)	



<b>BUILDING FRONTAGE TYPES:</b> .....	Storefront, Gallery and Arcade
<b>BUILDING ENTRIES:</b> .....	Primary entry door is encouraged along ground story facade facing a primary street.
<b>BUILDING ENVELOPE ARTICULATION:</b>	
Ground Story Building Frontage Façade:	Windows and doors shall comprise a minimum 60% and maximum 90% coverage of the total ground story facade frontage.
Upper Story Building Frontage Façade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage.
Ground Story Finished Floor Elevation	Must be a minimum of the average sidewalk elevation and maximum of 2 feet.
Front Façade Wall:	Blank lengths of wall exceeding 15 linear feet are prohibited. Architectural jogs of up to 18 inches in depth are permitted.

<p>Street Wall Opening:</p>	<p>A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 18 feet; a pedestrian entry way shall be a maximum width of 6 feet.</p>
<p>Required Street Wall Height:</p>	<p>A street wall a minimum of 4 feet and maximum of 6 feet shall be required along the building line frontage that is not otherwise occupied by the principal building on the lot. The height of the street wall shall be measured from the adjacent public sidewalk or from the adjacent ground elevation once construction is complete.</p>
<p>Building Projections:</p>	<p>No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line.</p>
<p>Stoop Encroachments:</p>	<p>Stoops may encroach upon the front setback line by the following distances but not encroach in the street right of way.</p>
<p>Parking:</p>	<p><u>Residential</u>-Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right of way or sidewalk.  <u>Commercial</u>- Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.</p>
<p>Landscaping:</p>	<p>Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged.</p>



## Sec. 60-554 FORM BASED CODE USE and PARKING MATRIX

USE	* * *					PARKING REQUIREMENT
	T-4.1	T-4.2	T 5.1	T-5.2	T-6	
<b>Residential Type Use</b>						
Single Family	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	1 sp/DU
Multi-Family	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & Breakfast 4 or less rooms	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & Breakfast greater than 4 Rooms	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel			S	S	P	1/2 sp /employee plus 1 sp /room
Elderly/Child Care Facility	S	S	S	S	P	1/2 sp /employee plus 1 sp/ 8 users
Home Occupation	P	P	P	P	P	Based on Use Type
<b>Office/Service Type Use</b>						
Financial/Professional Offices	S	S	P	P	P	1 sp/400 sf
Medical and Dental Clinics	S	S	P	P	P	1 sp./400 sf
Personal Services	P	P	P	P	P	1 sp./400 sf
<b>Retail Type Use</b>						
General Retail	S	S	P	P	P	1 sp/400 sf
Age Restricted Retail (1)	S	S	S	S	S	1 sp/400 sf
Specialty Shops	S	P	P	P	P	1 sp/400 sf
Restaurant up to 30 seats w/16 outdoor		S	P	P	P	1 sp/4 seats
Restaurant over 30 seats w/16 outdoor		S	S	P	P	1 sp/4 seats
Halls, Private Clubs, Indoor Amusement	S	S	S	P	P	1 sp/400 sf
Artist Studios, Performing Art Center	S	S	P	P	P	1 sp/400 sf
<b>Civic</b>						
Places of Worship	S	S	P	P	_P	1 sp/5 seats
Government Offices			P	P	P	1 sp/400 sf
Art Galleries	S	P	P	P	P	1 sp/400 sf
Transportation Facilities			S	S	S	1 sp/400 sf

Notes: (1) Where more than 50% of floor space is devoted to Age Restricted Goods

\* Parking requirements in T-5.1, T- 5.2 and T-6 may be provided by the municipality or private parking resources within 1,000 feet of the principal building, subject to Planning Board approval.

S = Special Exception    P = Permitted    sp = parking space    sf = square foot of gross floor space    DU = Dwelling Unit

## Sec. 60-555-558 FORM BASED CODE ADMINISTRATION

### Sec. 60-555. Form Based Code Administration-

#### A. Form Based Code Relation to Zoning Ordinance

1. The Form Based Code shall regulate areas designated as Form Based Code Districts.
2. All buildings and land uses located within a Form Based Code District shall comply with Sec. 60-33 (General Provisions unless specifically stated otherwise in Sec. 60-546 to 60-558 of the Form Based Code.
3. Site Plan/Special Exception- Any project located within a Form Based Code District that requires special exception or site plan review shall comply with Sec. 60-45.

### Sec. 60-556. Form Based Code Plan Types-

#### A. Administrative Types-

1. By Right- No Permits are required for projects such as normal maintenance or for new structures under 200 sq. ft.
2. Minor Administrative- Projects that require permits and comply with all Form Based Code or Zoning regulations, may be approved and permitted by the appropriate City Departmental Staff and will not require multiple departmental or Planning Board approval. These projects can be applied for at any time.
3. Major Administrative- Projects that do not qualify as a Subdivision, Special Exception or Site Plan Review type plans and comply with all Form Based Code or Zoning regulations, but due to multiple issues, will require review by the multiple City Departmental Staff.

#### B. Discretionary Type Plans- The following plan types shall require review and action by the Planning Board.

1. Subdivisions of 3 or more lots over a 5 year period or a project creating more than 3 dwelling units. (Subdivision Review)
2. Any project listed as Special Exception or "S" in Section 60-554, Use and Parking Matrix Chart. (Special Exception and Site Plan Review)
3. Any project within the Form Based Code District proposing a total of 12,000 square feet of new construction, all floors included. (Special Exception and Site Plan Review)
4. Any amendment to an existing discretionary plan that increases existing square footage more than 25%
5. Any project located within the Form Based Code District area that seeks a waiver from the adopted Form Based Code Regulating development standards shall submit

## Sec. 60-555-558 FORM BASED CODE ADMINISTRATION

a complete Special Exception and Site Plan Review application for Planning Board review and action.

### Sec. 60-557 – Applicability-

1. Any Minor, Major Administrative Type Plan and/or Discretionary Plan, as defined in Section 60-556, located within a Form Based Code district, shall be required to submit a Development Review Application prior to any issuance of building permits or development activity.
2. Any development activity on or within property located with the Form Based Code District shall be reviewed for compliance with applicable Form Based Code or Zoning Ordinance regulations.

### Sec. 60-558 – Form Based Code Development Application Procedure

#### A. Administrative Type Plan Application Process-

1. Applicant identifies the subject property's zoning/transect district and determines what plan type the project is.
2. Applicant reviews the project's compliance for Form Based Code Development Standards Chapters 60-548 through 551; including all sections on Purpose, Building Placement & Configuration, Building Frontages, External Elements, Lot Layout, the Parking & Use Matrix Chart and Administration; along with any other applicable Zoning Ordinance Regulations.
3. Pre-Development Consultation- All Administrative Type Plan applicants are encouraged to contact the Auburn Planning Office for a pre-development consultation to confirm the property's Form Based Code or Zoning District and discuss the Form Based Code requirements and related Zoning and/or other regulatory items. Failure to consult with the Planning Office may result in the delay of acceptance, review and approval of the application.
4. Any Minor or Major Administrative Plan or Discretionary Plan applicant in a Form Based Code district shall complete and submit a cover letter describing the project, a Development Review Application, a Form Based Code Development Checklist and the appropriate application fee and number of applications to the Planning Office.
5. All Form Based Code applications will be reviewed by the Planning Staff for completeness and applicant will be notified within 5 working days if the plan is deemed complete and whether the plan is Administrative or Discretionary. The applicant is responsible for working with the Planning Staff to correct any deficiencies needed to be accepted for further review.

6. Type 2 and 3 Administrative Plans will be reviewed by the appropriate City Departmental Staff or other relevant agencies who will recommend approving, disapproving or postponing to allow for time to correct the application. The Director of Planning will notify the applicant of the decision in writing within 15 calendar days of its receipt of a completed application.
7. The Director of Planning shall have the authority to require an Administrative Plan to be considered by the Planning Board and notify the applicant the justifications for doing so.

B. Discretionary Project Application Process-

1. Applicant Identifies Subject Property's Zoning/Transect and determines what plan type the project is.
2. Applicant reviews the project's compliance for the applicable Form Based Code Development Standards Chapters 60-548 through 551; including all sections on Purpose, Building Placement & Configuration, Building Frontages, External Elements, Lot Layout, the Parking & Use Matrix Chart and Administration; along with any other applicable Zoning Ordinance Regulations.
3. Pre-Development Consultation- All potential development and project applicants are encouraged to contact the Auburn Planning Office for a pre-development consultation to confirm the Form Based Code or Zoning regulations and discuss the form based code requirements and related zoning and/or other regulatory items. Failure to consult with the Planning Office may result in the delay of acceptance, review and approval of the application.
4. Discretionary Plan applicants will submit; a Development Review Application, a Form Based Code Development Checklist the appropriate application fee and number of applications to the Planning Office for review and consideration by the Planning Board according to their normal submission deadline and meeting schedule.
5. Applications not meeting all the requirements of the Form Based Code may include waiver as per Sec. 60-1312 or variance requests as part of their application.

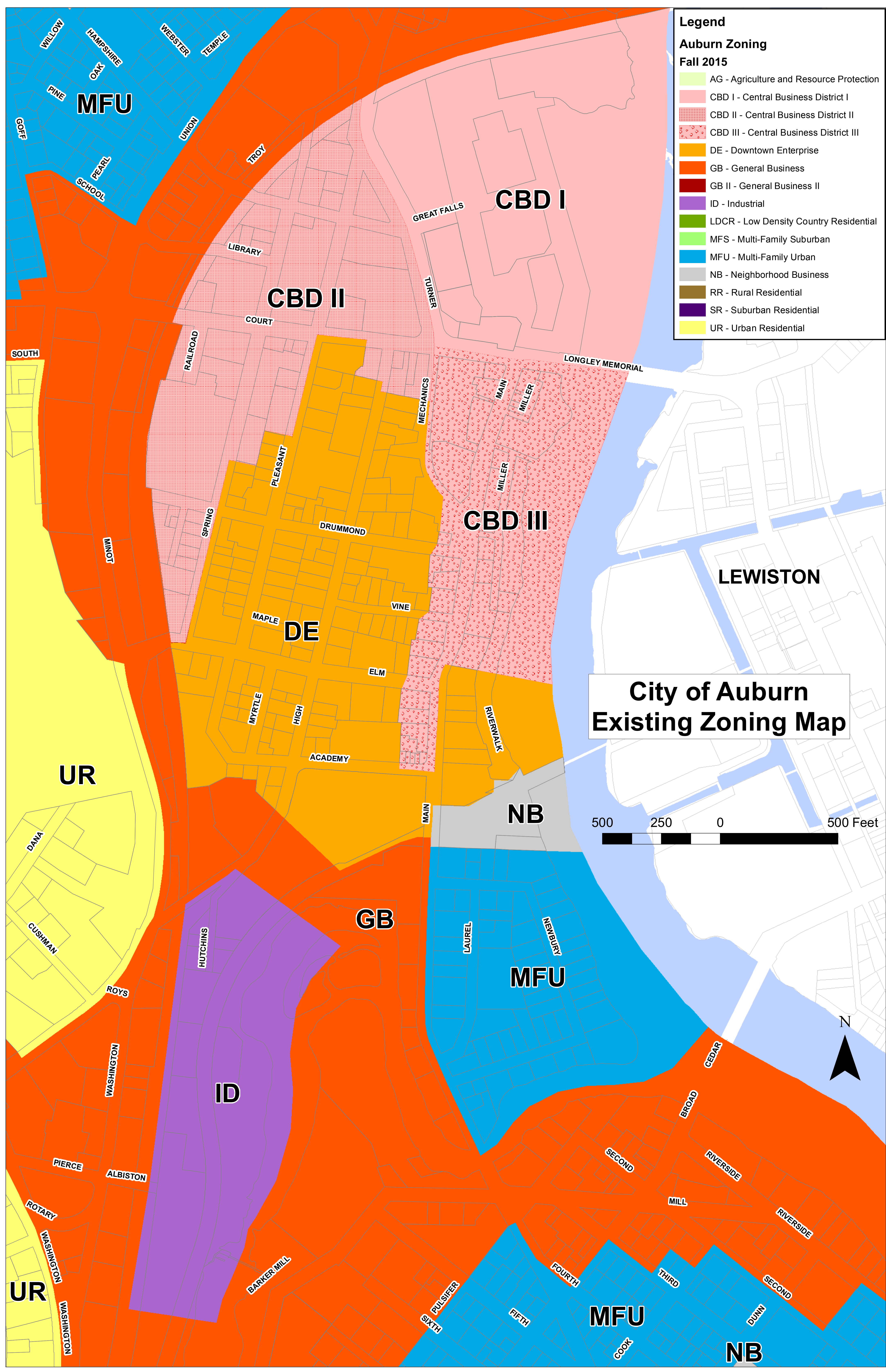
C. Waiver Requests-

1. Any waiver request of Form Based Code standards and requirements must identify what is regulation is being requested for the waiver and include a narrative explaining how the waiver, if approved, will allow the project to meet the purpose of the Form Based Code and the objective of Sec 60-1277, Site Plan Law.

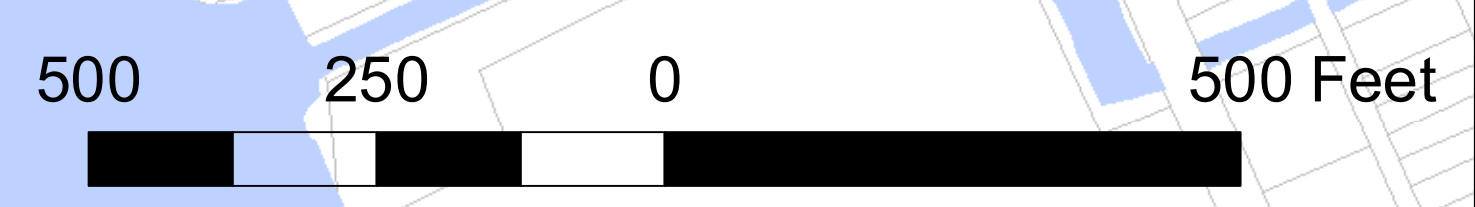
D. Planning Board Approval-

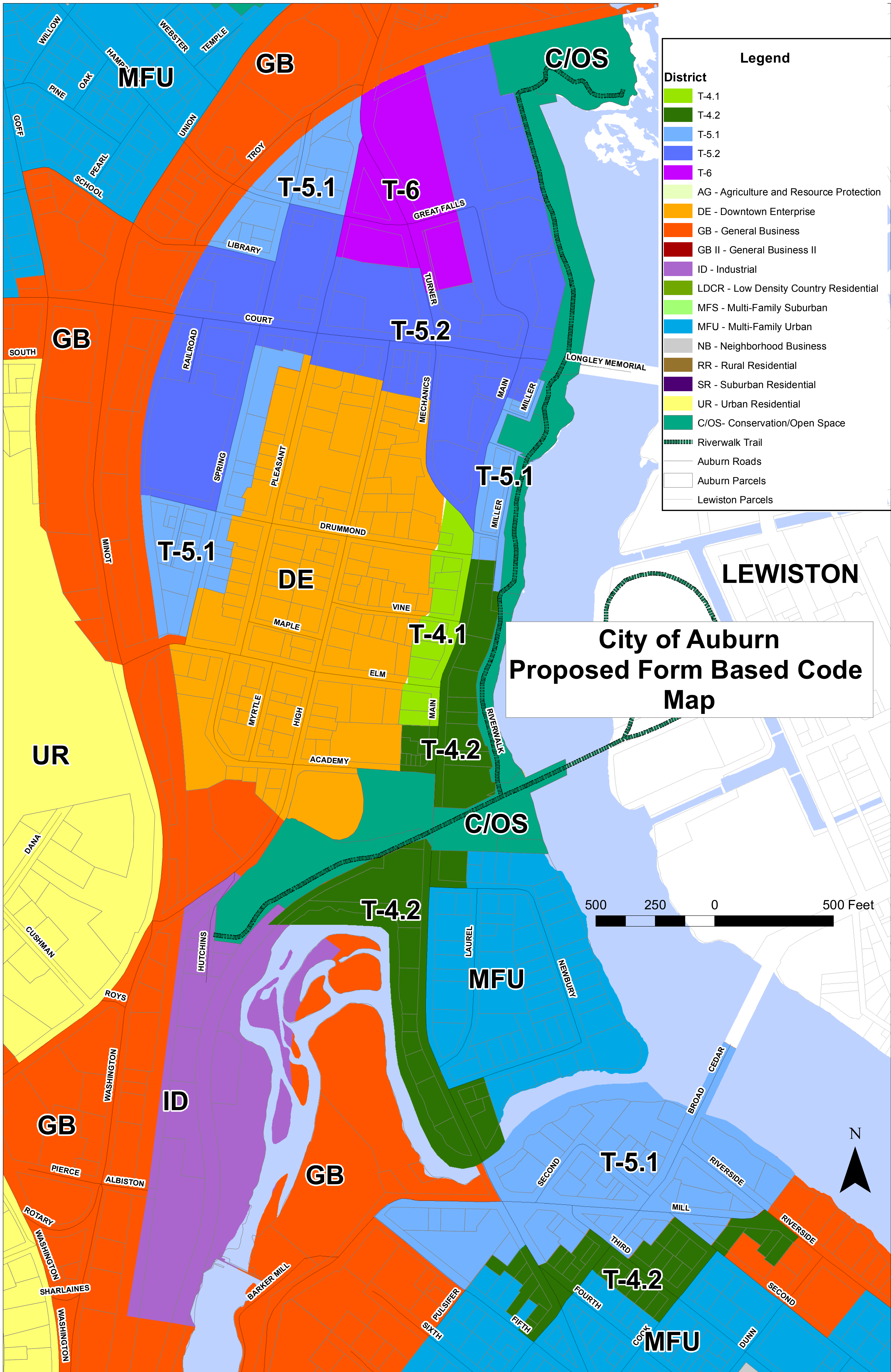
1. The Planning Board shall approve, approve with conditions, disapprove or postpone based on its review of the application meeting all existing requirements, conditions, criteria and provisions of Special Exception, Site Plan Review, Subdivision Law and any other relevant procedural requirement of Chapter 60, Zoning, as part of its consideration of a Form Based Code application.
2. The Planning Board shall provide findings for approval or disapproval based on the application's meeting the purpose of the Form Based Code.

- Legend**
- Auburn Zoning**  
**Fall 2015**
- AG - Agriculture and Resource Protection
  - CBD I - Central Business District I
  - CBD II - Central Business District II
  - CBD III - Central Business District III
  - DE - Downtown Enterprise
  - GB - General Business
  - GB II - General Business II
  - ID - Industrial
  - LDCR - Low Density Country Residential
  - MFS - Multi-Family Suburban
  - MFU - Multi-Family Urban
  - NB - Neighborhood Business
  - RR - Rural Residential
  - SR - Suburban Residential
  - UR - Urban Residential



**City of Auburn  
Existing Zoning Map**





Legend	
District	
<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90;"></span>	T-4.1
<span style="display:inline-block; width:15px; height:10px; background-color:#008000;"></span>	T-4.2
<span style="display:inline-block; width:15px; height:10px; background-color:#ADD8E6;"></span>	T-5.1
<span style="display:inline-block; width:15px; height:10px; background-color:#4169E1;"></span>	T-5.2
<span style="display:inline-block; width:15px; height:10px; background-color:#FF00FF;"></span>	T-6
<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90;"></span>	AG - Agriculture and Resource Protection
<span style="display:inline-block; width:15px; height:10px; background-color:#FFA500;"></span>	DE - Downtown Enterprise
<span style="display:inline-block; width:15px; height:10px; background-color:#FF4500;"></span>	GB - General Business
<span style="display:inline-block; width:15px; height:10px; background-color:#8B0000;"></span>	GB II - General Business II
<span style="display:inline-block; width:15px; height:10px; background-color:#800080;"></span>	ID - Industrial
<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90;"></span>	LDCR - Low Density Country Residential
<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90;"></span>	MFS - Multi-Family Suburban
<span style="display:inline-block; width:15px; height:10px; background-color:#00B0F0;"></span>	MFU - Multi-Family Urban
<span style="display:inline-block; width:15px; height:10px; background-color:#D3D3D3;"></span>	NB - Neighborhood Business
<span style="display:inline-block; width:15px; height:10px; background-color:#A0522D;"></span>	RR - Rural Residential
<span style="display:inline-block; width:15px; height:10px; background-color:#483D8B;"></span>	SR - Suburban Residential
<span style="display:inline-block; width:15px; height:10px; background-color:#FFFF00;"></span>	UR - Urban Residential
<span style="display:inline-block; width:15px; height:10px; background-color:#008000;"></span>	C/OS- Conservation/Open Space
<span style="display:inline-block; width:15px; height:10px; border-bottom: 1px dashed black;"></span>	Riverwalk Trail
<span style="display:inline-block; width:15px; height:10px; border-bottom: 1px solid black;"></span>	Auburn Roads
<span style="display:inline-block; width:15px; height:10px; border-bottom: 1px solid black;"></span>	Auburn Parcels
<span style="display:inline-block; width:15px; height:10px; border-bottom: 1px solid black;"></span>	Lewiston Parcels

## City of Auburn Proposed Form Based Code Map

