

City Council Ordinance

IN CITY COUNCIL

Amending the Code of Ordinances, Sec. 16-49. Security Systems and Appendix A Fees and Charges, Emergency Management and Services

Be it ordained, that the City Council hereby amends the Code of Ordinances, Sec. 16-49. Security Systems as follows:

Sec. 16-49. Application; false statements; issuance; transferability; permit fees.

(a) The application for a permit shall contain the following information:

(1) Name, business address, home address, business telephone number, and home telephone number of the person in whose name the permit is requested;

(2) Name, business telephone number, and home telephone number of two persons who are authorized and have agreed to receive notification at any time from responding police personnel to come to the alarm site within 30 minutes after receiving such notification;

(3) Classification of the alarm site as residential, commercial or banking institution;

(4) Purpose of the alarm (i.e. burglary, robbery);

(5) Any other information required by the chief to ensure compliance with all provisions of this article.

(b) The permit holder shall notify the chief of any change in the information contained in the application within five days of such change.

(c) If the application complies with all requirements of this article, the chief shall issue a permit upon receipt of a permit fee in the amount provided in the city fee schedule.

(d) Any false statement of a material nature made by an applicant for the purpose of obtaining a permit shall be grounds for denial of the issuance of the permit, or cancellation of the permit if it has been issued.

(e) A permit is not assignable or transferable to another person.

(f) A permit shall be valid until the property ownership is transferred or the system is eliminated. ~~for the period of January 1 through December 31 of the same year issued. However, if a permit is obtained after December 1, the permit shall be valid through December 31 of the~~



City Council Ordinance

~~next calendar year. Permits expire on December 31. After expiration, a new application must be made.~~

~~(g) — Permit renewals for the next calendar year shall start on December 1 of the year of expiration. Renewals may be made on weekdays during normal business hours in person, by telephone, or by mail. A renewal fee in the amount provided in the city fee schedule will be charged if renewal occurs before expiration. There will be an additional charge in the amount provided in the city fee schedule for renewals made after December 31.~~

(Ord. of 10-1-2007(01), § 2.3)

Appendix A FEES AND CHARGES

Emergency Management and Services

Security (alarm) system permit:

~~Initial issuance~~ Issuance 30.00

~~Annual renewal fee, if paid on or before December 31 \$5.00~~



ORDINANCE 01-01032023

City Council Ordinance

Passage of first reading on 1/3/2023 6-0 (Councilor Milks had an excused absence).

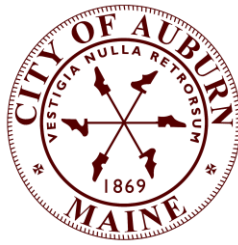
Passage of second reading on 1/17/2023 6-0 (Councilor Milks had an excused absence).

~~Annual renewal fee, if paid after December 31 \$30.00~~

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

Amending Chapter 60, Article I, Section 60-2 Definitions and Chapter 60, Article IV.

Be it ordained, that the Auburn City Council adopts a Zoning text amendment involving definitions and use standards related to Public Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices. The proposed text amendment includes amendments to Chapter 60, Article I, Section 60-2 Definitions and Chapter 60, Article IV. District Regulations as shown on the attached copies with proposed amendments. This item is pursuant to Chapter 60 Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

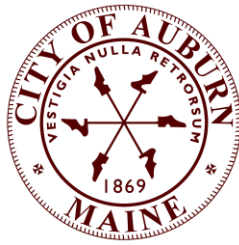
Passage of first reading on 2/13/2023, 5-2 (Councilors Gerry and Whiting opposed).

Passage of second reading on 2/17/2023, 4-2 (Councilors Gerry and Whiting opposed, Councilor Morin absent).

Richard Whiting, Ward One
Joseph Morin, Ward Four
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Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

Amending Chapter 60 of the City Ordinances, Sec.60-145 (b)(8) - Use regulations

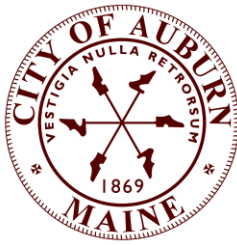
Be it ordained, that the Auburn City Council hereby adopts a Zoning text amendment involving use standards related to conservation cemeteries. The proposed text amendment includes amendments to Chapter 60 of the City Ordinances, specifically Sec.60-145 (b)(8)- Use regulations, by changing the lot size requirement for a cemetery from 20 acres to 10 acres if the cemetery is a conservation cemetery as shown on the attached copies with proposed amendments. This item is pursuant to Chapter 60 Article XVII Division 2- Amendment to the Zoning Ordinance.

Passage of first reading on 4/18/2023 7-0.
Passage of second reading on 5/01/2023
5-0 (Councilors Morin and Staples
absent).

Richard Whiting, Ward One
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Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

Chapter 60 of the City Ordinances, specifically Sec. 60-2. Definitions

Be it ordained, that the Auburn City Council hereby adopts a Zoning text amendment involving definitions for conservation cemeteries. The proposed text amendment includes amendments to Chapter 60 of the City Ordinances, specifically Sec. 60-2. Definitions, by adding the definition of Conservation Cemetery to Sec. 60-2 as shown on the attached copies with proposed amendments. This item is pursuant to Chapter 60 Article XVII Division 2- Amendment to the Zoning Ordinance.

Passage of first reading on 4/18/2023 7-0.
Passage of second reading on 5/01/2023
5-0 (Councilors Morin and Staples
absent).

Richard Whiting, Ward One
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Jason J. Levesque, Mayor

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Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

TITLE: Appendix A – Fees and Charges (Streets, Sidewalks, and other Public Places)

Be it ordained, that the City Council hereby amends Appendix A to the Code of Ordinances, City of Auburn, Maine – Fees and Charges (Streets, Sidewalks, and other Public Places) as follows:

Streets, Sidewalks and Other Public Places

Display of goods permit—each 0.00

~~Excavation permits:~~

~~Minimum charge—single continuous work area 10.00~~

~~Maximum charge—single continuous work area 500.00~~

Excavation/Street Opening Permits—per square foot*:

Newly constructed, reconstructed or repaved street 6.00

Paved streets 5.00

Gravel streets and shoulders 3.00

Construction areas (streets scheduled for full-depth construction 5.00

**Applicability Date: Notwithstanding the provisions of 1 M.R.S. § 302 or any other law to the contrary, the amendments to this Appendix A evidenced by Ordinance 05-06052023, when enacted, shall govern any proposed excavation/street opening for which an application has not been submitted to and finally acted upon by the City prior to June 5, 2023.*

Sidewalk openings—per square foot:

Concrete, brick, bituminous 1.50

Other openings:

1.00 for all other materials

Entrance permit—each 20.00

Private property N/C

Inspection of improvements in developments:

Streets to be accepted by city—as percentage of estimated costs of required public improvements 2%

Private streets—as percentage of estimated costs of required public-type improvements 2%

Special exceptions—the greater of:

Richard Whiting, Ward One
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Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDINANCE 05-06052023

City Council Ordinance

Minimum 200.00

Percentage of public type improvements 2%

Passage of first reading on 6/5/2023 7-0.
Passage of second reading on 6/20/2023 7-0.

Richard Whiting, Ward One
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Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager




ORDER 06-06202023

City Council Order

IN CITY COUNCIL

Amending the General Business Zoning District, Sec. 60-500 (2) Dimensional Regulations

BE IT ORDAINED, that the City Council hereby amends the General Business Zoning District, Sec. 60-500 (2) Dimensional Regulations below.

(2) → *Density*. Not more than ~~30-60~~ percent of the total lot area shall be covered by buildings used for commercial or office uses. The density of residential uses shall be the same as that required for buildings in the Multifamily Suburban District (MFS), section 60-30(2). 

Passage of first reading on 6/20/2023 7-0.
Passage of second reading on 7/10/2023 5-1 (Councilor Gerry opposed, Councilor Whiting absent).

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Phillip L. Crowell, Jr., City Manager



City Council Order

IN CITY COUNCIL

Amending the General Business II Zoning District, Sec. 60-526 (2) Dimensional Regulations

BE IT ORDAINED, that the City Council hereby amends the General Business II Zoning District, Sec. 60-526 (2) Dimensional Regulations below.

(2) → *Density*. Not more than ~~30~~ 60 percent of the total lot area shall be covered by buildings used for commercial or office uses. The density of residential uses shall be the same as that required for buildings in the Multifamily Suburban District (MFS), section 60-30(2). ~~¶~~

Passage of first reading on 6/20/2023 7-0.

Passage of second reading on 7/10/2023 5-1 (Councilor Gerry opposed, Councilor Whiting absent).

Richard Whiting, Ward One
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Phillip L. Crowell, Jr., City Manager



City Council Order

IN CITY COUNCIL

Amending the Industrial Zoning District, Sec. 60-579 (2) Dimensional Regulations

BE IT ORDAINED, that the City Council hereby amends the Industrial Zoning District, Sec. 60-579 (2) Dimensional Regulations below.

(2) → *Density*. Not more than ~~40-60~~ percent of the total lot area shall be covered by buildings. ¶

Passage of first reading on 6/20/2023 7-0.
Passage of second reading on 7/10/2023 5-1 (Councilor
Gerry opposed, Councilor Whiting absent).

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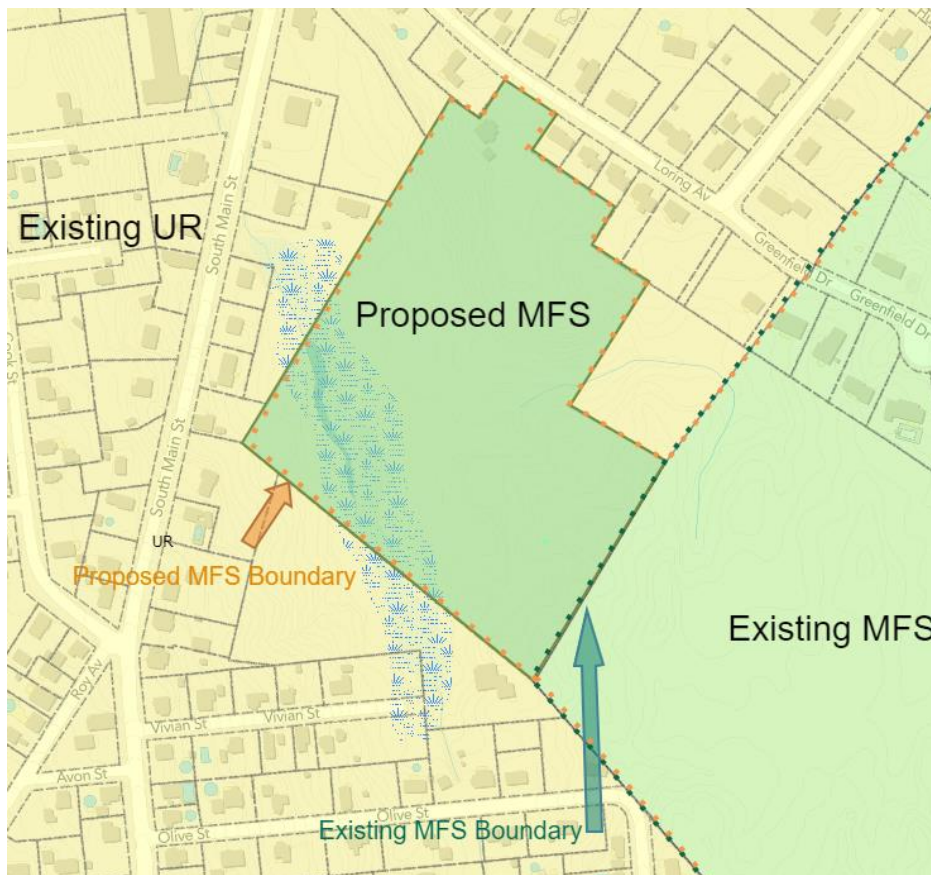


City Council Ordinance

IN CITY COUNCIL

TITLE: Zone Change Petition to amend the zoning at 37 Loring Avenue (Parcel I.D. 211-282) from Urban Residential to Multifamily Suburban

Be it ordained, That the Auburn City Council amend the zoning of a 15.5-acre parcel of land at 37 Loring Avenue on Auburn Tax Map Parcel I.D. 211-282 from the Urban Residential (UR) district to the Multi-Family Suburban (MFS) district as shown in this packet.



Failed first reading on 6/20/2023 0-7 (unanimously opposed).

Failed second reading on 7/10/2023 0-7 (unanimously opposed).

Richard Whiting, Ward One
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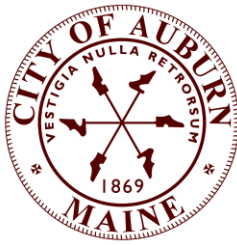
ORDINANCE 09-06202023

City Council Ordinance

Richard Whiting, Ward One
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Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

Amending the zoning ordinance Section 60-2 Definitions and Article IV District Regulations, Division 2 Agriculture and Resource Protection District.

Be it ordained, That the Auburn City Council amend the zoning ordinance Section 60-2 Definitions and Article IV District Regulations, Division 2 Agriculture and Resource Protection District as shown in the attached "Proposal B" with an amendment to replace the text "Ordinance #XXXX" on page 10 of Proposal B with the text " Ordinance # 10-06202023.

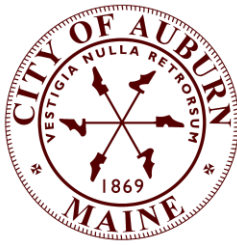
Passage of first reading on 6/20/2023 5-2 (Councilors Gerry and Whiting opposed).

Passage of second reading on 7/10/2023 6-0 (Councilor Whiting absent).

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Phillip L. Crowell, Jr., City Manager



ORDINANCE 11-09052023
DID NOT PASS

City Council Ordinance

IN CITY COUNCIL

Be it ordained, that the Auburn City Council amend to Sec. 60-548B- *Front Setback, Principal* for Traditional Downtown Neighborhood T-4.2B, specifically adding an asterisk (*) to the Table of PRINCIPAL BUILDING PLACEMENT, *Front Setback, Principle for Traditional Neighborhood T-4.2B* and adding the following underlined language to the same section: "Where a private shared access drive is provided serving more than one structure (minimizing access points on any public road), the front setback shall be measured from the private access drive, pedestrian accessway or parking area."

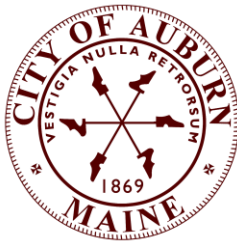
Failed first reading on 9/5/2023 0-7.

Failed second reading on 9/18/2023 0-7.

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Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

Be it ordained, that the Auburn City Council amend Sec. 60-548B- 1.) Intent and Purpose, 2.) Sec. 60-548B.1, Building Placement on Lot, Frontage Buildout, 3.) Sec. 548B.2, Common or Porch Yard Stoop Yard Frontage Storefront Type, Building envelope articulation, Ground and Upper story building façade. 4.) amend the Table of PRINCIPAL BUILDING PLACEMENT of Section 60-548B, adding * Front Setback, Principal Where a private shared access drive is provided serving more than once structure (minimizing access points on any public road), the front setback may be measured from the private access drive, pedestrian accessway or parking area for Traditional Downtown Neighborhood T-4.2B and to add the zoning district Traditional Neighborhood (Transect T-4.2B) to Sec. 60-4-. zoning districts as shown in the attached draft ordinance language.

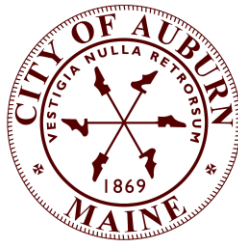
Passage of first reading on 9/5/2023 5-2 (Councilors Gerry and Whiting opposed).

Passage of second reading on 9/18/2023 5-2 (Councilors Gerry and Whiting opposed).

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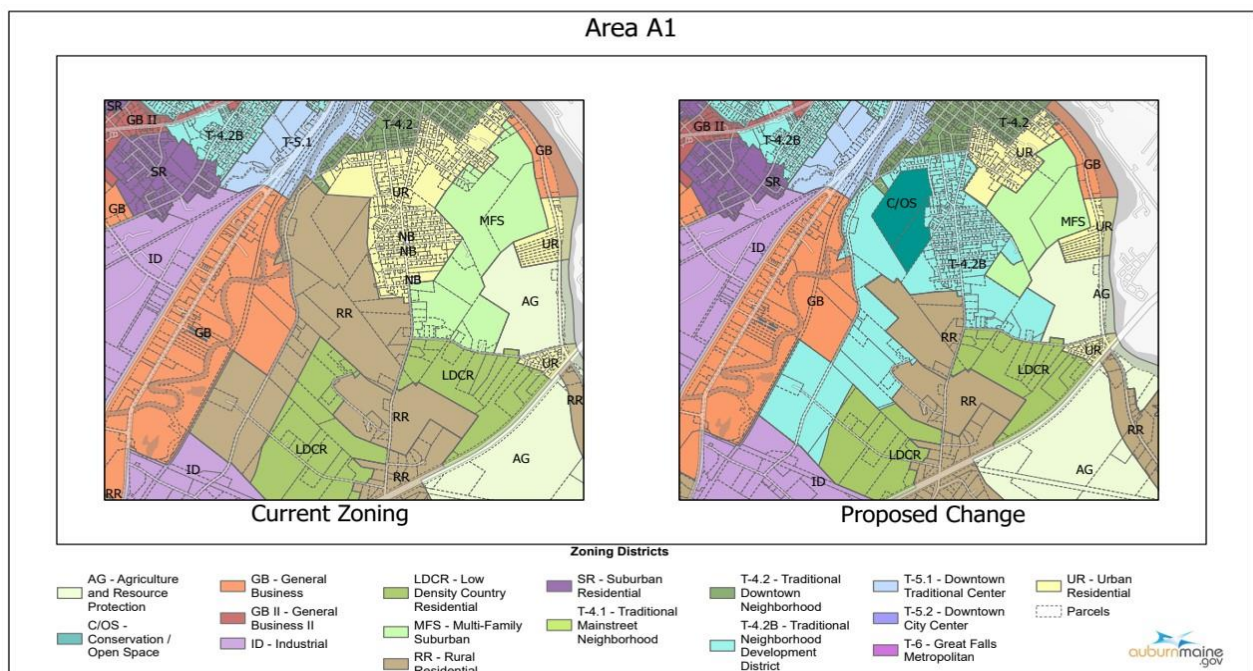


City Council Ordinance

IN CITY COUNCIL

TITLE: Zoning Map Amendment changing UR, MFS, NB, RR, and LDCR zoning to T-4.2B in Area A1

Be it ordained, That the Auburn City Council amend the official zoning map of the City of Auburn entitled “City of Auburn, Zoning Map, dated May 16, 2016,” revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence, Multifamily Suburban, Neighborhood Business zoning, Low Density Rural Residence zoning, and Low-Density Country Residence zoning districts to the Traditional Neighborhood Form Based Code T-4.2B zoning district and Conservation/Open Space district as shown on the attached map.



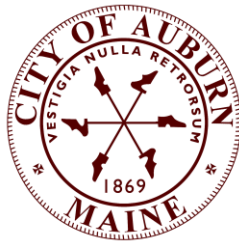
Passage of first reading on 9/5/2023 4-3 (Councilors Walker, Gerry, and Whiting opposed).

Passage of second reading on 9/18/2023 5-2 (Councilors Gerry and Whiting opposed).

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
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Phillip L. Crowell, Jr., City Manager



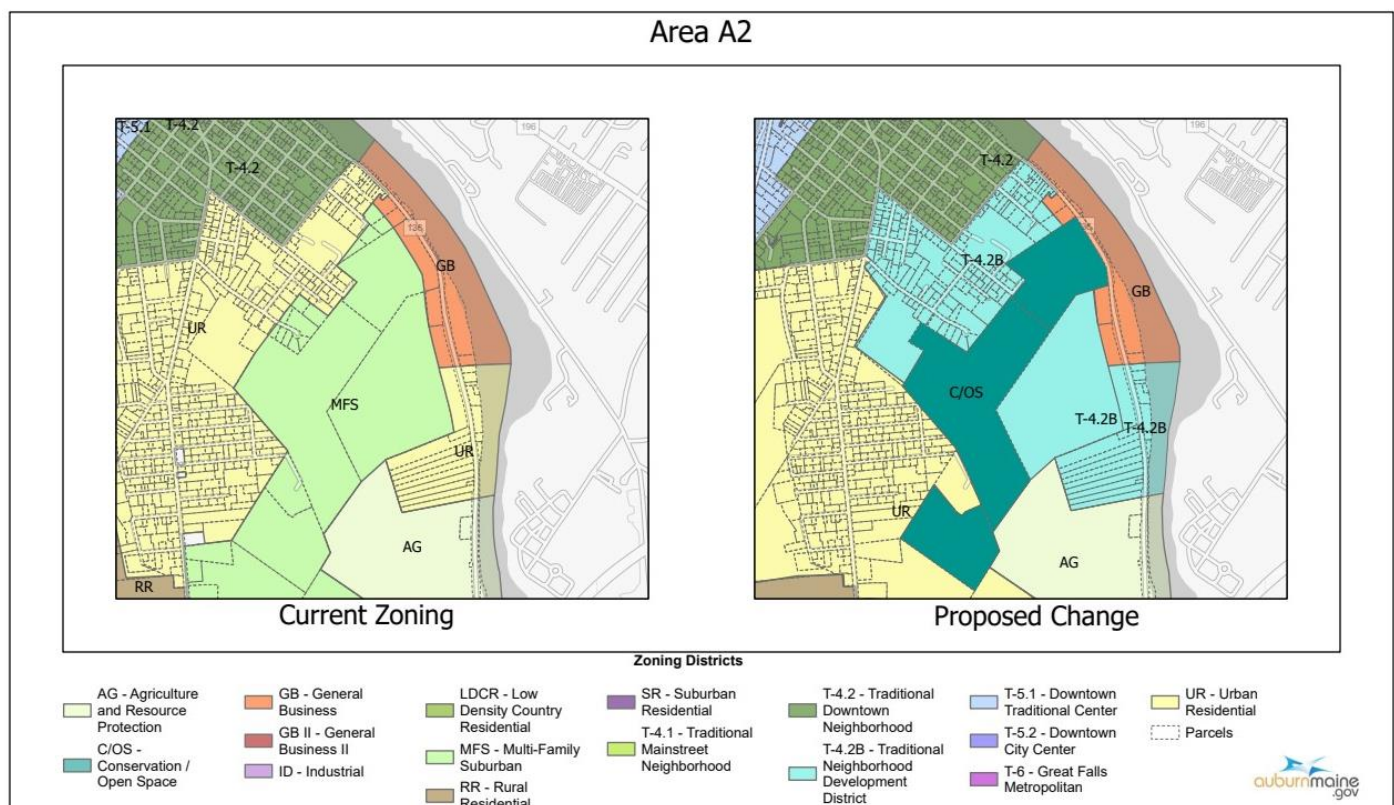
ORDINANCE 14-09052023
NOT PASSED

City Council Ordinance

IN CITY COUNCIL

TITLE: Zoning Map Amendment changing UR and MFS zoning to T-4.2B in Area A2

Be it ordained, That the Auburn City Council amend the official zoning map of the City of Auburn entitled "City of Auburn, Zoning Map, dated May 16, 2016," revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district and the Multifamily Suburban zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district, and the Conservation/Open Space zoning district. as shown on the attached map.

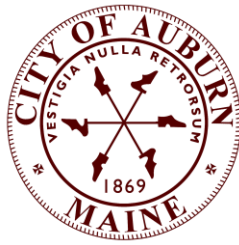


Failed first reading on 9/5/2023 0-7.
Failed second reading on 9/18/2023 0-7.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
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Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager

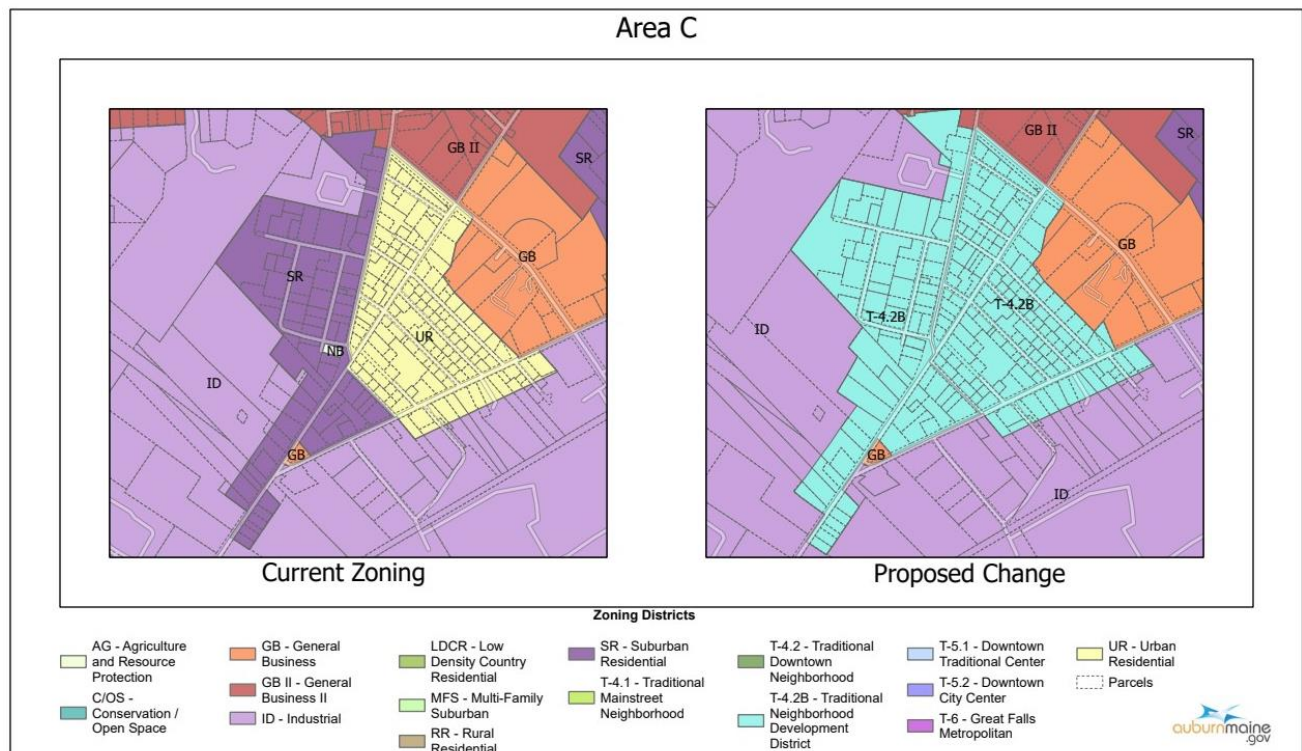


City Council Ordinance

IN CITY COUNCIL

TITLE: Zoning Map Amendment changing UR, SR, ID, GB, and NB zoning to T-4.2B in Area C

Be it ordained, That the Auburn City Council amend the official zoning map of the City of Auburn entitled "City of Auburn, Zoning Map, dated May 16, 2016," revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district, Suburban Residence zoning district, Industrial zoning district, General Business zoning district, and Neighborhood Business zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district as shown on the attached map.



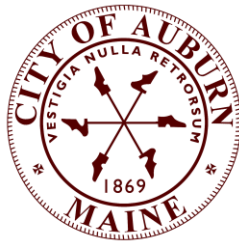
Passage of first reading on 9/5/2023 5-2 (Councilors Gerry and Whiting opposed).

Passage of second reading on 9/18/2023 5-2 (Councilors Gerry and Whiting opposed).

Richard Whiting, Ward One
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Phillip L. Crowell, Jr., City Manager

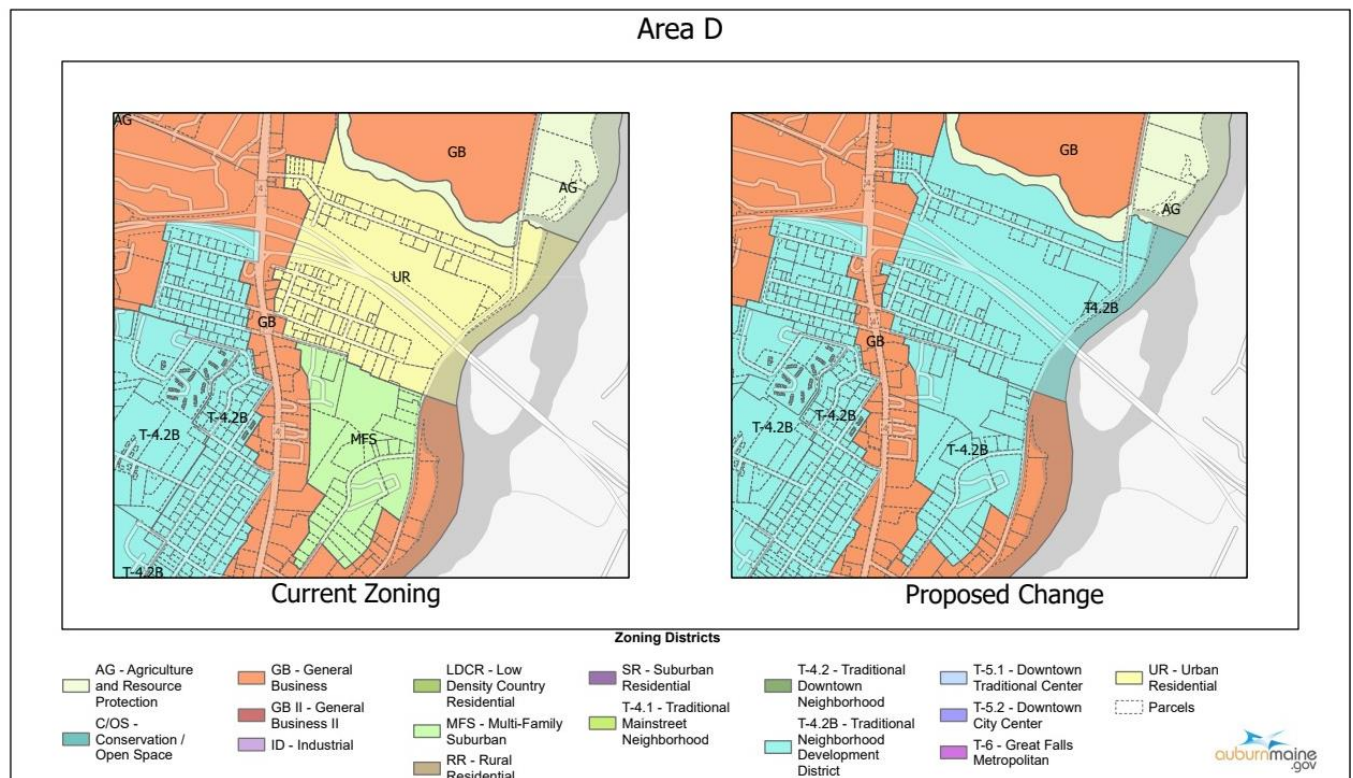


City Council Ordinance

IN CITY COUNCIL

TITLE: Zoning Map Amendment changing UR and MFS zoning to T-4.2B in Area D

Be it ordained, That the Auburn City Council Amend the official zoning map of the City of Auburn entitled "City of Auburn, Zoning Map, dated May 16, 2016," revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district and Multifamily Suburban zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district as shown on the attached map.



Passage of first reading on 9/5/2023 5-2 (Councilors Gerry and Whiting opposed).

Passage of second reading on 9/18/2023 5-2 (Councilors Gerry and Whiting opposed).

Richard Whiting, Ward One
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Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Ordinance

IN CITY COUNCIL

Be it ordained, that the Auburn City Council amend certain sections of Chapter 60, Article IV, Division 2-Agriculture and Resource Protection District as shown on the attached Ordinance, including:

1. Add “or two acres, whichever is less” after the word coverage in Sec. 60-145(a)(1)(a).
2. Add “agriculture,” in Sec. 60-145(a)(1)(b)(ii) (a, b, and c), after the words, farm, farming, and farm.
3. Add “and Sec. 60-145(a)(1)(b)(ii)” in Sec. 60-145(a)(1)(c) after the reference to “Sec. 60-145(a)(1)(a)”.
4. Add “and Sec. 60-145(a)(1)(b)(ii)” in Sec. 60-145 (a)(1)(d) after the reference to “Sec. 60-145(a)(1)(a)”.
5. Add “along a publicly accepted street” to 60-146(1) after the word “frontage”
- ~~6. Add “or 400 feet, whichever is less” to Sec. 60-146(3)(c) after the word “lot”. (Not Recommended by PB)~~
7. Add “firewood processing, Christmas tree cultivation” to Sec. 145(a)(3) after the word “sugaring”.

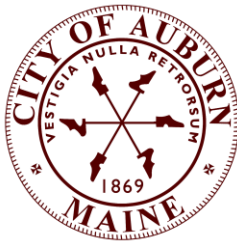
Passage of first reading as amended on 9/5/2023 6-1 (Councilor Milks opposed).

Passage of second reading on 9/18/2023 5-2 (Councilors Gerry and Milks opposed).

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDINANCE 18-09052023
NOT PASSED

City Council Ordinance

IN CITY COUNCIL

Be it ordained, that the Auburn City Council amend certain sections of Chapter 60, Article IV, Division 2-Agriculture and Resource Protection District as shown on the attached Ordinance and below:

Sec. 60-145. Use regulations.

b. New one-family detached dwellings shall:

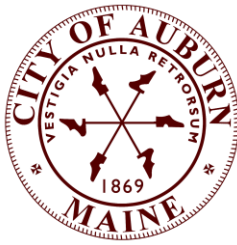
(i) Not be built within the Lake Auburn Watershed Overlay District or the Taylor Pond watershed as defined on the Taylor Pond Watershed Map; and

Failed first reading on 09/05/2023 0-7.
Failed second reading on 09/18/2023 0-7.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
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Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDINANCE 19-09052023
NOT PASSED

City Council Ordinance

IN CITY COUNCIL

Be it ordained, that the Auburn City Council amend certain sections of Chapter 60, Article IV, Division 2-Agriculture and Resource Protection District as shown on the attached Ordinance and below:

Sec. 60-145. Use regulations.

b. New one-family detached dwellings shall:

(vii) Not be sited on any portion of a parcel that is classified as being:

- a. ~~Currently e~~Enrolled in the State of Maine Farmland Tax Program within the last five years; or
- b. ~~Currently e~~Enrolled in the State of Maine Tree Growth Tax Law Program within the last five years; or
- c. ~~Currently e~~Enrolled in the State of Maine Open Space Tax Program within the last five years.

Failed first reading on 9/5/2023 0-6 (Councilor Walker
not in the room for the vote).
Failed second reading on 9/18/2023 0-7.

Richard Whiting, Ward One
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