



City of Auburn, Maine

Planning & Permitting Department

Eric Cousens, Director

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To: Auburn Planning Board

From: John Blais, Deputy Director Planning & Permitting

Re: **Public Hearing/Text Amendment:** Proposed Amendment to DIV 12, General Business, Sec 60-500 (2) DIV 13, General Business II, Sec. 60-526 (2) DIV 15 Industrial, Sec. 60-579 (2) to allow for increase of total lot area of 60 percent of commercial or office building density.

Date: June 6, 2023

Proposal: Public Hearing/ Text Amendment: Consider amending Sec. 60-500 (2), Sec. 60-526 (2), and Sec. 60-579 (2) of the zoning ordinances to increase the maximum building coverage in the General Business (GB) and Minot Avenue (GBII) zoning districts from 30 percent coverage to 60 percent coverage, and increase the maximum building coverage in the Industrial (ID) zoning district from 40 percent coverage to 60 percent coverage as shown on the attached proposed text amendments. This topic is pursuant to Sec. 2-471.- public Hearings.

Example Text:

(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).*

Staff looked at various communities (Waterville, Biddeford, Sanford, and South Portland) throughout Maine and found that those towns and cities do not even contain a density requirement in the commercial zones within their land use ordinances. Staff has run into many situations where the density ordinance restricts economic and community development within the City of Auburn in commercial zones.

From the Cities updated Comprehensive Plan, Future Land Use Chapter: *The City's development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property.* The suggested increase in density would allow for more options and expansion of the site which aligns with the current comprehensive plan.

Current building density in GB & GB II is 30%. ID is currently 40%.

II. Department Review:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments
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III. Planning Board Action/ Staff Suggestion: Staff suggests the Planning Board make a recommendation to make a favorable recommendation to City Council to amend text to Chapter 60, Article IV DIV 12, General Business, Sec 60-500 (2) DIV 13, General Business II, Sec. 60-526 (2) DIV 15 Industrial, Sec. 60-579 (2) to allow for a total lot area of 60 percent of commercial or office building density.

IV. Suggested motion: I make a motion to recommendation to City Council to amend text Chapter 60, Article IV, DIV 12, General Business, Sec 60-500 (2) DIV 13, General Business II, Sec. 60-526 (2) DIV 15 Industrial, Sec. 60-579 (2) to allow for a total lot area of 60 percent of commercial or office building density.