



# City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601







To: Auburn Planning Board

From: John Blais, Deputy Director

Re: Workshop on minimum dwelling size pursuant to Chapter 60, Article XVII, Division 2-Sec.60-2 Definitions

Date: August 10th, 2022

**PROPOSAL:** Currently, the existing ordinance definition requires a minimum of 700 SF of net floor space for single-family attached and detached dwelling. State Law (Chapter 219, Sec 1. 30-A MRSA §4363), provides provisions for tiny homes of up to 400 square feet. However, this leaves a gap in the allowable size of new dwelling units, where units ranging from 401 to 699 SF are in what is considered a “void in allowance” and is currently not allowed. Below are some examples of homes below 700SF.

		
<b>Plan: #153-2041</b>	<b>Plan: #126-1936</b>	<b>Plan: #126-1855</b>
691 Sq Ft	686 Sq Ft.	700 Sq Ft.
From \$700.00	From \$1050.00	From \$1050.00
2 Bedrooms	2 Bedrooms	2 Bedrooms
1 Floor	1 Floor	1 Floor
1 Bathrooms	1 Bathrooms	1 Bathrooms
0 Garage Bays	0 Garage Bays	0 Garage Bays
		
<b>Plan: #205-1003</b>	<b>Plan: #193-1215</b>	<b>Plan: #120-2254</b>
681 Sq Ft.	696 Sq Ft.	682 Sq Ft.
From \$1225.00	From \$700.00	From \$585.00
2 Bedrooms	2 Bedrooms	2 Bedrooms
1 Floor	1 Floor	1 Floor
2 Bathrooms	1 Bathrooms	1 Bathrooms
0 Garage Bays	0 Garage Bays	0 Garage Bays

- I. PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests a planning board discuss the proposals and direct staff to prepare to hold a Public Hearing on September 12<sup>th</sup>, 2023. Staff then recommends that the Board forward a positive recommendation to the Council supporting the proposed changes to drop the 700 SF requirement for minimum dwelling size for the following reasons:

1. Auburn has a minimum home size of 700sf. State Law mandates allowing smaller “tiny homes” of less than 400sf. This creates a gap where a homeowner with a 400 sf home cannot add on unless they exceed 700sf total floor area: this is illogical.
2. In January, LD2003 as a mended will require this change. This will make Auburn compliant with this element of the new State Law and allow flexibility in constructing new smaller homes.