



## City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Staff Report: Staff Recommendation Text Amendments to T-4.2B to Add Clarity

Date: August 8th, 2023

**I. Public Hearing/ Zoning Text Amendment:** Consider a proposed text change to 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. *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.*

**II. Background:** Staff currently understands that additional clarity is desired for the text of the T-4.2B Zoning District. The current text of the T-4.2B form-based codes does not differentiate between residential single-family homes, development of small infill lots and special exception/subdivision development of larger lots. Some clarification is recommended that effects frontage buildout, setback measurements and general clerical items.

Staff suggests that the Board consider language similar to the previous petition in addition to amending Sec. 60-548B.2- Building frontages to allow for greater flexibility for single family homes and duplexes and amending Sec. 60-548B.1- Building placement and configuration to decrease the minimum frontage buildout for residential lots. The proposed language and changes are attached. Staff recommends that the Planning Board hold a Public Hearing, and vote on the amendments to the zone.

**Planning Board Action:** Staff suggests planning board hold a public hearing and vote to recommend approval of the ordinance amendments(attached).

### III. Suggested Reasons and Finding of Fact:

1. The text amendment is consistent with the current comprehensive plan.
2. The proposed text amendment clarifies the intent of the existing ordinance and encourages shared access ways for multiple buildings to minimize curb openings on public streets.
3. The amendment modifies the T4.2B text to allow additional flexibility and simplify permitting for one and two-family homes.

**V. Suggested Motion:** I make a motion to recommend that the City Council approve the proposed ordinance amendment(attached), including amendments to:

1) Sec. 60-548B- 1. Intent and Purpose “setback”,

2) Sec. 60-548B.1, Building Placement on Lot, Frontage Buildout for commercial and multi-family and 30% minimum for single family and two-family homes. This provision does not apply to developments with private shared access ways to more than one structure.,

3) Sec. 548B.2, Building Frontages T4.2B Table as shown on the attached Ordinance Amendment Document.

4) Amendment to the note (\*) in the Table of PRINCIPAL BUILDING PLACEMENT of Section 60-548B. Where adjacent buildings exceed the maximum setback, the maximum setback may be calculated by the average setback of principal structures on adjacent lots. For undeveloped adjacent lots, a setback of 25 feet shall be used for the calculation. Front Setback, Principal - Where a private shared access drive is provided serving more than one structure (minimizing access points on any public road), the front setback may be measured from the private access drive, pedestrian accessway or parking area.

(As shown in the attached Ordinance Amendment Document)