

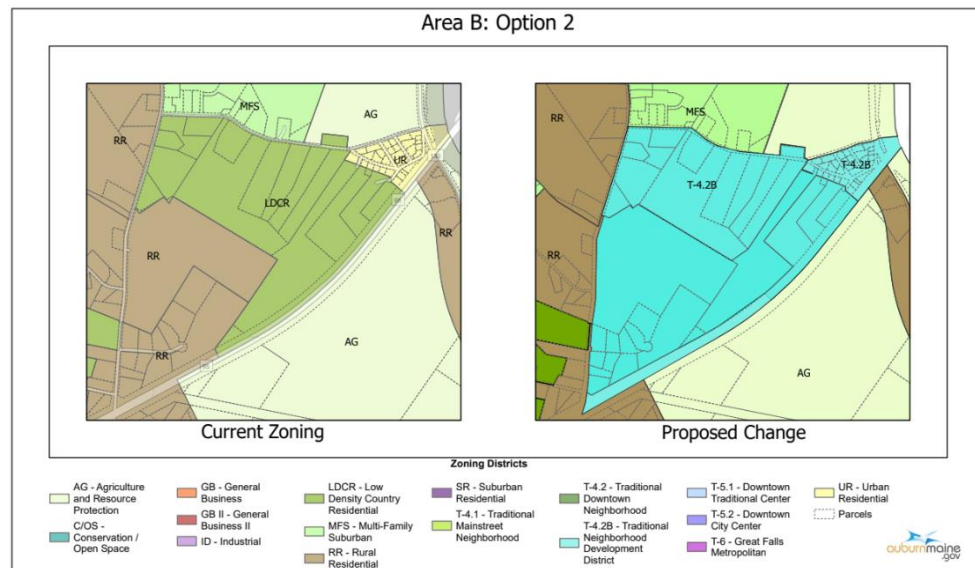
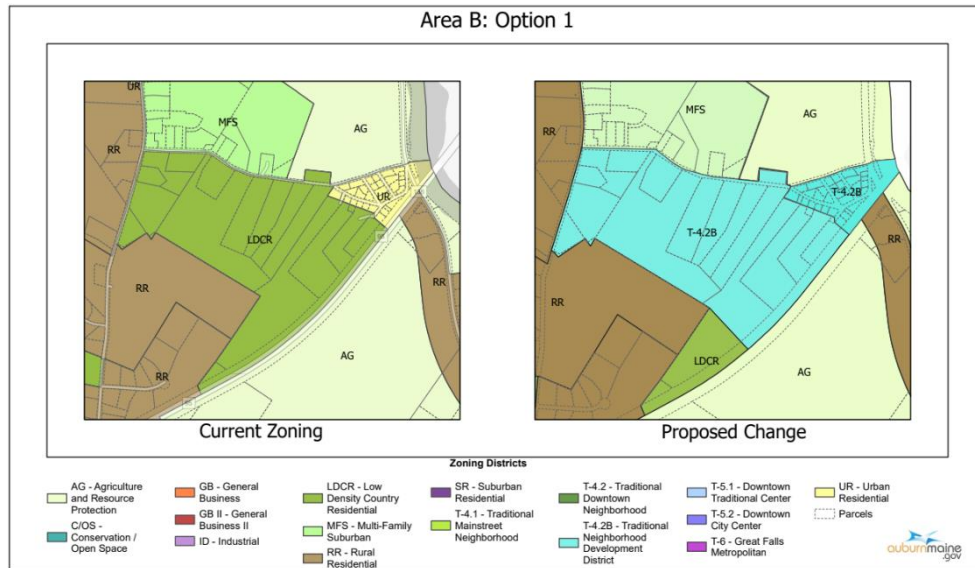


To: Auburn Planning Board
 From: Katherine Cook, Planning Coordinator
 Re: Staff Report on Workshop to Consider two zoning amendment options.

Date: September 12, 2023

I. Proposal: Workshop/ Zoning Map Amendment: Area B: Consider two different options to rezone “Area B”, generally located between Vickery Road to the Maine Turnpike. This workshop is based on direction from Planning Board on August 8, 2023.

II. Background: At the August 8, 2023, the Planning board held a public hearing on “Area B1” consisted of the Vickery Road, Carrier Court neighborhood currently in the Urban Residence Zoning District, and “Area B2” consisted of the Vickery Road Carrier Court neighborhood and a 700-foot-deep strip running on the south side of Vickery Road from Riverside Drive westerly to South Main Street. This proposal connected Area B1 to Area A1 as requested by the Planning Board at the previous meeting. The Planning Board also asked to see alternative options for a zoning amendment applied to this area.



Area B Option 1 extends southerly, encompassing all the area south of Vickery Road and East of Main Street zoned Low-Density Country Residential (LDCR), but bisects Parcel I.D. 184-036 to the Maine Turnpike. Option 1 proposes rezoning Urban Residence, and Low-Density Country Residence zoning districts to T-4.2B.

Area B Option 2 extends the scope of T-4.2B southerly to where South Main Street crosses over the Maine Turnpike and includes rezoning Urban Residence, Low Density Country Residence, and Rural Residence zoning Districts to T-4.2B.

Traditional Neighborhood Development District: *Description-* The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks (Sec. 60.549).

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre, as specified in the Comprehensive Plan in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).

- III. Staff Recommendation:** Review the options presented for Area B, and direct staff on which option to prepare to initiate a public hearing.