



LD 2003 Workshop



Prepared by the City of Auburn Planning and Permitting Department
For the Planning Board Meeting of
February 13th, 2024

Summary of Three Public Laws



LD 2003

Towns and cities with a comprehensive plan allow at least four units on a vacant lot in the designated growth area, and towns and villages without a comprehensive plan allow at least 4 units on vacant lots in areas served by sewer and water

Lots with an existing dwelling unit may have two additional dwelling units either one attached dwelling, one detached dwelling, or one of each

“Affordable” housing developments must be allowed to be built at 2.5 times the density of market-rate units if they meet the conditions listed above (availability of sewer and water or within a designated growth area).



L.D. 1473

Exempt parts of Auburn which are in the Lake Auburn Watershed from the requirements of L.D. 2003 to protect the lake as an unfiltered drinking water source.



L.D. 1706

Adds that the implementation date for L.D. 2003 must be January 1, 2024, for municipalities with ordinances, and July 1, 2024, for all other municipalities.

What does L.D. 2003 NOT address or NOT apply to?

01

Four units not permitted outside the growth zone or in ID, AGRP

02

No additional units in Lake Auburn Watershed

03

Not much change with Accessory Dwelling Units

What does it mean to apply a “density bonus” to affordable housing developments?



What is an “affordable housing development”?

Rental housing: a development in which a household whose income **does not exceed 80%** of the median income for the area can afford most of the units that the developer designates as affordable without spending more than 30% of the household’s monthly income;

Owned housing: a development in which a household whose income **does not exceed 120%** of the median income for the area can afford most of the units that the developer designates as affordable without spending more than 30% of the household’s monthly income.



Where does the "density bonus" apply?

In the growth zone

Where multifamily housing is allowed

Where public sewer and water are available.



Where does the "density bonus" NOT apply?

In the limited and no-growth zones

Any form-based code zoning district

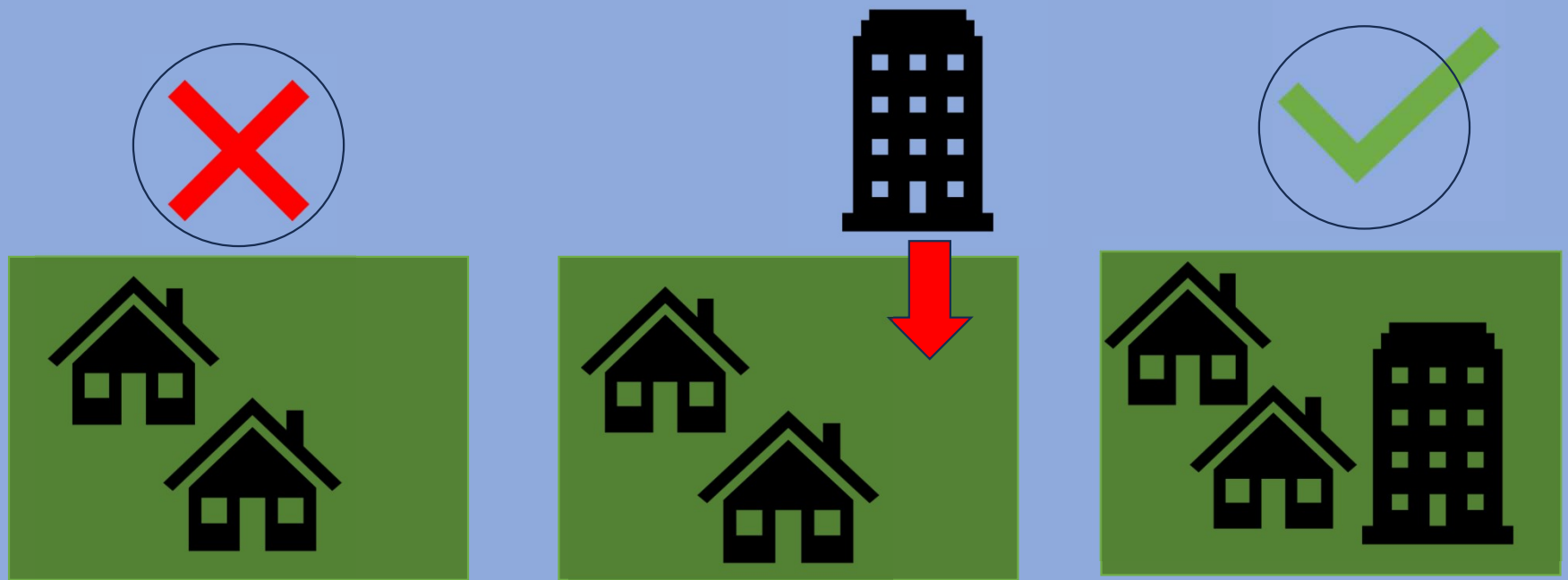
The Industrial district

The Lake Auburn watershed


Where public sewer and water are not available

Unresolved questions related to LD 2003


- Ordinance must be amended to allow for four units in single-family and two-family-only zoning districts



Determine whether land area should increase or remain at the minimum in the zone to accommodate additional structures




One unit requires **10,000 sq ft**




Two units require **20,000 sq ft**



Three units require **30,000 sq ft**



One unit requires **10,000 sq ft**

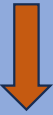


Two units require **10,000 sq ft**



Three units require **10,000 sq ft**

OR



What guidance should the City of Auburn give related to Road Frontage for the first and subsequent dwelling units?



One unit
requires **100 ft**



Two units
require **200 ft**



Three units
require **300 ft**

OR



One unit
requires **100 ft**



Two units
require **100 ft**



Three units
require **100 ft**

Do we want to craft regulations that allow **4 units on vacant land** but restrict an existing home site to 1 or 2 additional units (**3 units total**)? Or do we want to be more permissive to treat each lot in the growth area equally (up to 4 units) and each lot outside the growth area equally (up to 3 units)



Lot with existing house



Vacant Lot



Unresolved questions related to LD 2003

- Does the Board want oversight for 3-4 unit buildings or dwellings? Or should such small developments be allowed with a staff review inside the growth zone?