



LD 2003 Workshop



Prepared by the City of Auburn Planning and Permitting Department
For the Planning Board Meeting of
April 9th, 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

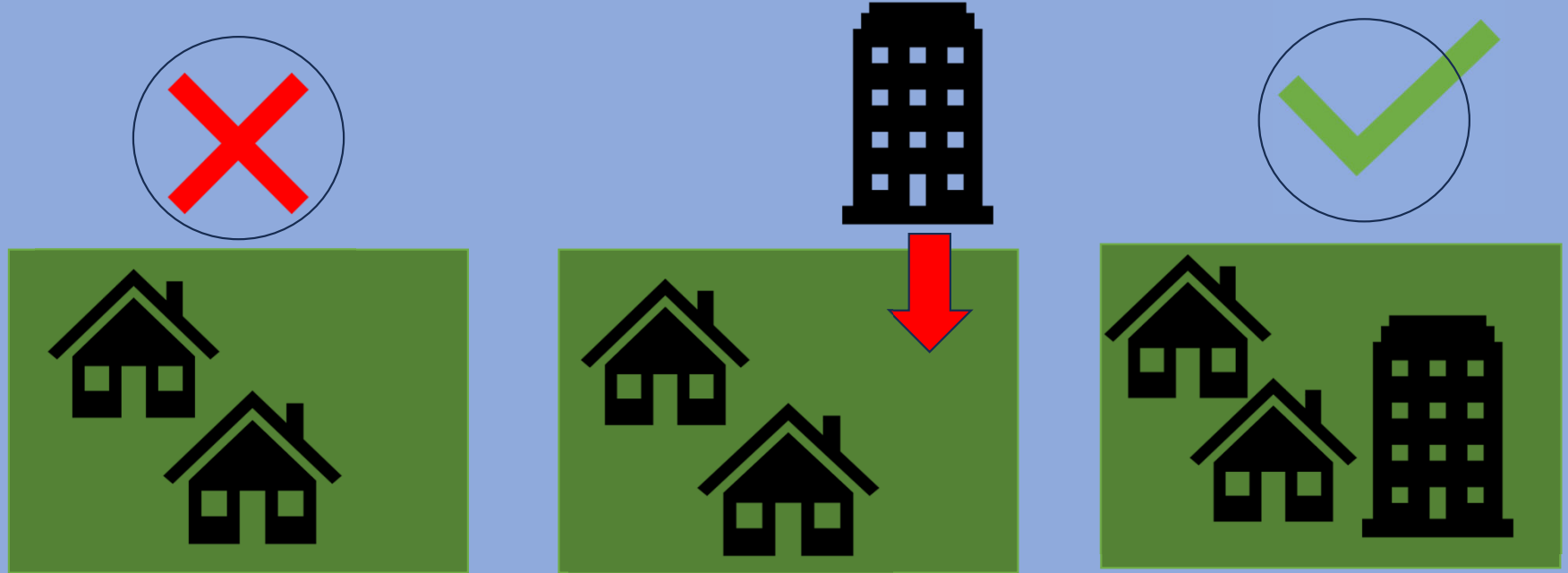
Any form-based code zoning district

The Industrial district

The Lake Auburn watershed


Where public sewer and water are not available

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

Apply this approach in the Taylor Pond Watershed




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



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

Checkin: Where are we headed with drafting?



- Adopt affordable housing density and parking from Law.
- Prohibit Accessory Dwellings and all LD2003 increases in the Lake Auburn Watershed
- Use current density standards for additional units in growth area(UR example is 10,000 sf for first and accessory, 2,000sf more for each additional, SR, RR, LDCR require same lot size for each additional units as is required for the first unit)




- Taylor Pond Watershed limit on density-Require same lot size as first unit for each additional unit(UR example is 10,000sf for first and accessory, 10,000sf more for each additional)
- Frontage and setbacks remain the same for one unit as they do for more than one unit consistent with current ordinance.
- Phosphorus and shoreland zoning apply as they already do.



- Ag/Recreation connection still applies in AGRP zone if additional units are proposed.

Taylor Pond Watershed



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



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



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

Elsewhere in the City (RR, LDCR, SR, UR)



One unit plus accessory unit requires **minimum lot size in zone.**



Two units plus accessory dwelling unit requires **minimum lot size in zone plus ½ minimum lot size per additional unit**



Three units require **14,000 sq ft**

Elsewhere in the City (Pattern in MFS and GB continues...)



One unit plus accessory unit requires 10,000 sq. Ft.



Two units plus accessory dwelling unit requires **12,000 sq. Ft.**



Three units require **14,000 sq ft**

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**





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?