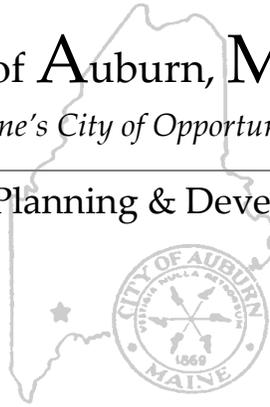


City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

November 20, 2015



Dear Property Owner,

Certain areas in Downtown Auburn and New Auburn are being considered for re-zoning to a new system of development regulation called Form Based Code. If adopted by the City Council, the Form Based Code will replace the traditional zoning currently in place in these areas. Your property is included in this zone change. On December 8th, the Auburn Planning Board will hold a public hearing at City Hall at 6 pm to explain the changes and hear public input.

Over the last 2 years, the City of Auburn's Planning Board has been developing the Form Based Code based on recommendations from the 2010 Comprehensive Plan. The Comprehensive Plan recommends that development regulations in the Great Falls Area, the Downtown Traditional Business area and the New Auburn Village Center area should "encourage new development or modifications to existing buildings to occur in a manner that reflects key elements of the traditional downtown development pattern."¹ Form Based Code was chosen as the best way to achieve this goal. Form Based Codes are being used across the country to help communities bring back traditional development by providing a focus on building placement, safe walkable streets, greater flexibility of land uses and a more simplified development process.

Auburn's initial Form Based Code Districts will include 5 types:

1. T-4.1- Traditional Main Street Neighborhood
2. T-4.2- Traditional Downtown Neighborhood
3. T-5.1- Downtown Traditional Center
4. T-5.2- Downtown City Center
5. T-6- Great Falls Metropolitan

An interactive map is available at <http://www.auburnmaine.gov/pages/government/form-based-code-info> that will help you see what Form Based Code District is proposed for your property.

How will this zone change affect you and your property?

These districts are designed to reflect, protect and promote the existing traditional development patterns that evolved over many years. Here are some basic facts on how the Form Based Code will affect your property.

- More building area is allowed
- Smaller set-backs

¹ Auburn 2010 Comprehensive Plan, pg. 91.

- Reduced parking requirements
- Greater flexibility how you can use your property
- New construction will have to follow the Form Based Code
- Additions of less than 50% to existing buildings, exempt from Form Based Code
- Most new development that follows all the Form Based Code requirements² can apply directly for a building permit

The Form Based Code is one key step in the City's goal of revitalizing the Downtown and New Auburn urban centers. Form Based Code can do this by making new development easier to permit, creating a more predictable development environment and to encouraging traditional type development that promotes safe, attractive and active streets for people.

We encourage you to look at a special webpage on the City's Web Site at: <http://www.auburnmaine.gov/pages/government/form-based-code-info> which, can help you:

- Find out what Form Based Code District is proposed for your property
- Review the specific Form Based Code regulations for your property
- Review the complete draft of the Form Based Code
- Better understand why the city is making this change
- Review other Form Based Code information and related links

A hard copy of the Form Based Code is also available for review at the Auburn City Hall Planning Office located on the 1st floor for those without internet. You can also call the Planning Office at (207) 333-6601 or contact Doug Greene, City Planner by calling (207) 333-6601 ext. 1156 or email him at dgreene@auburnmaine.gov for more information.

Sincerely,



Douglas M. Greene, AICP, RLA
City Planner

C: Mayor Jonathan Labonte
Members of the City Council
City Manager Howard Kroll

² Except projects over 12,000 s.f. or listed as a Special Exception in Use and Parking Matrix