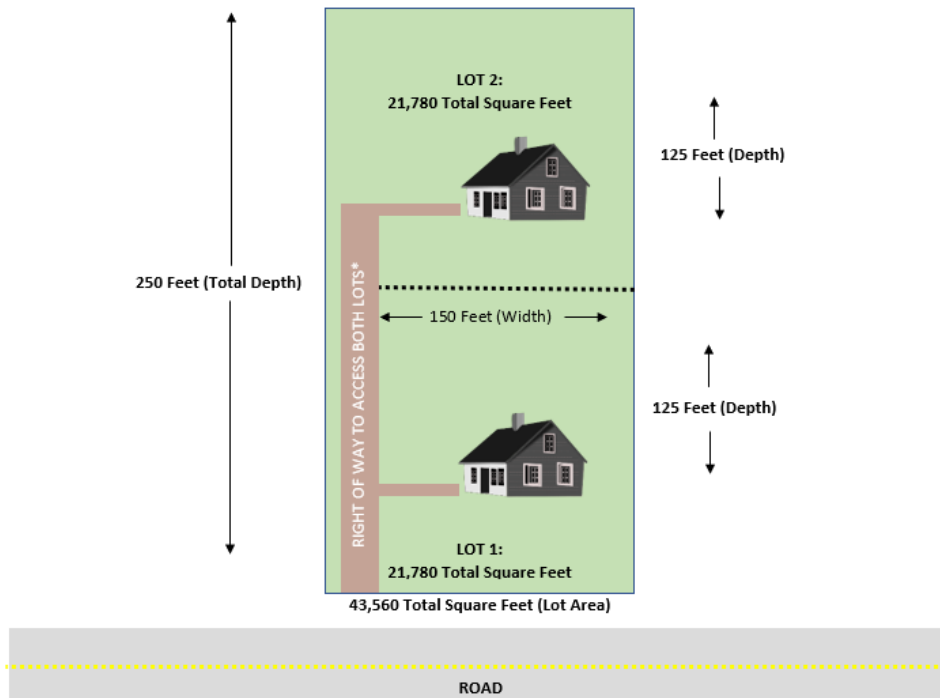


To: Auburn Planning Board
 From: Megan Norwood, City Planner II
 Re: Consider Adopting Language for Back Lots Under Chapter 60, Article II. – General Provisions
 Date: February 11, 2020

I. BACKGROUND – The Economic and Community Development Department has been fielding inquiries from Property Owners exploring opportunities to create additional developable lots on their property. The ordinance does not currently allow for “back lots” because the way the ordinance reads, no more than one principal building can be erected on any lot in residential zoning districts (except for multifamily buildings in the multifamily zoning districts). The standards also require a certain amount of frontage on a street depending on the Zoning District the parcel(s) are located in. Many parcels cannot be split and achieve the necessary frontage for 2 lots (*see below back lot examples using the requirements of the Suburban Residential Zoning District*).



Suburban Residential Zoning District BACK LOT Example

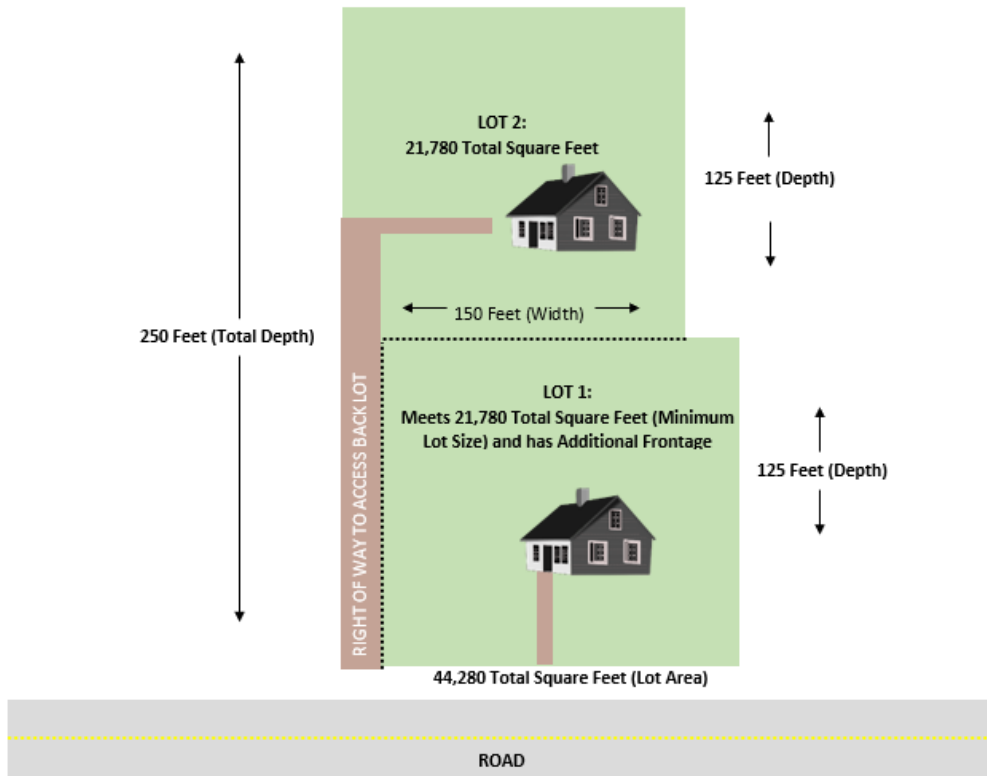
No lot shall be created and/or no building shall be erected on a lot containing less than 21,780 square feet and measuring less than 150 feet in width and 125 feet in depth.

Setbacks would still apply:

Front & Rear – 25 Feet

Side – 15 Feet

*Note: The Right of Way does not necessarily have to be shared.



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II. PURPOSE OF THE FEBRUARY MEETING – The purpose of the February meeting is to introduce the concept of back lots to the Planning Board and get the Planning Board thinking about which Zoning Districts could successfully accommodate a back-lot provision without impacting the surrounding neighborhoods. The table below breaks down the minimum lot size and width/depth requirements of each Zoning District that allows residential uses. The minimum lot size requirements vary from 5,000 square feet to 10 acres (with limitations).

	Minimum Lot Size (One Family/Unit)	Minimum Lot Width (Frontage)	Minimum Lot Depth
Ag/RP Zone	10 acres (with Limitations)	250 Feet	200 Feet
LDCR	3 Acres	325 Feet	200 Feet
LDRR	1 Acre	250 Feet	150 Feet
Suburban Residential	½ Acre	150 Feet	125 Feet
Urban Residential	10,000 SF	100 Feet	100 Feet

Multifamily Suburban	10,000 SF	100 Feet	100 Feet
Multifamily Urban	5,000 SF	50 Feet	100 Feet
Downtown Enterprise	5,000 SF	50 Feet	100 Feet
Neighborhood Business	No minimum applied to bldgs. in this district. Residential dwelling at the same density as permitted in any abutting residential district.	No minimum applied to bldgs. in this district. Residential dwelling at the same density as permitted in any abutting residential district.	No minimum applied to bldgs. in this district. Residential dwelling at the same density as permitted in any abutting residential district.
General Business	10,000 SF	100 Feet	100 Feet
General Business II	10,000 SF	100 Feet	100 Feet

Questions for the Planning Board:

- Should “back lots” be limited to Zoning Districts that have larger minimum lot size requirements?
- What sort of standards should there be in terms of access roads? (Examples from other communities).
 - For example, could the access road for a back lot still count towards the frontage for the principal lot?
- Should they be reviewed/approved by Staff or the Planning Board?
- Should they be exempted from areas previously approved as a subdivision?
- Should the curb cuts be required to be shared or could they each have their own driveway (see second example above)? What sort of spacing requirements should there be for separate driveways?
- How wide should the ROW be required to be, 40Ft.?
- If shared, how should the ownership/maintenance work?
- Should there be a length limit on the access road? How should it be defined? For safety purposes, should they be required to provide turnarounds?
- Should they be limited only to single-family residential uses? What about commercial uses if they are allowed in the underlying Zoning District?

III. STAFF RECOMMENDATIONS – Staff recommends the Planning Board think about how a back-lot provision could work in the City and provide some feedback on the questions posed above. Similar to the process for Solar, Staff will pull examples from other Communities to present to the Planning Board at the March meeting.

Megan Norwood

Megan Norwood
City Planner II