



## City of Auburn, Maine

Office of Planning and Permitting  
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To: Auburn Planning Board  
From: Megan Norwood, City Planner  
Re: Discuss Amending Section 60-607(15) of the Auburn Code of Ordinances, Required Curb-Cut Widths Based on Number of Driveways  
Date: February 9, 2021

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**PROPOSAL:** This is one of those items that the Planning Board is often issuing a waiver on. The ordinance is written as follows:

On lots where one entrance and exit driveway or curb-cut is constructed, the curb-cut shall not exceed 32 feet in width. Where two or more driveways or curb-cuts are constructed, the curb cuts shall not exceed 20 feet in width. For automotive service stations, the curb cut widths may be increased to 32 feet for each driveway or access, but shall not exceed two driveways. These widths may be increased up to a maximum of 44 feet on arterial roads if required by the city engineering department or the state department of transportation.

The Ordinance does not specify whether this standard applies to residential or commercial, so it is applied to both. The Engineering Department offers the following comments:

I think the ordinance is written that way for a reason to make sure PB and staff look at drive entrances for each project. These are not so cookie cutter. The State DOT Access Management Rules require the driveway to be between 12 and 22 feet excluding the radii and if the applicant wants larger, they need to submit a waiver request. So if we go by the 32' curb cut, that would be a 22' wide driveway with 5' radii or 20'/6'. I think PB should continue to grant waivers.

Is this for business only or includes residential? Residential should adhere to the (2) 20's or a 32 with proper frontage.

Staff recommends the Planning Board revisit this language and instead of granting waivers, it might be better to amend the language leaving wider curb-cuts up to the Planning Board with support of Department Heads.

### DEPARTMENT REVIEW:

- Police – No concerns
- Auburn Water and Sewer – No concerns
- Fire Department/Code Enforcement – No Comments but often agrees with issuing waiver for wider curb-cuts.
- Engineering – See Above
- Public Services - No Concerns
- Airport – No Concerns
- 911 - No concerns

### PLANNING BOARD ACTION/STAFF RECOMMENDATIONS:

1. Staff recommends the Planning Board start the discussion on amending this provision or leaving it as is and continue to grant waivers.