

To: Auburn Planning Board  
 From: Megan Norwood, City Planner  
 Re: Secondary Dwelling Unit Ordinance Provision  
 Date: February 09, 2021

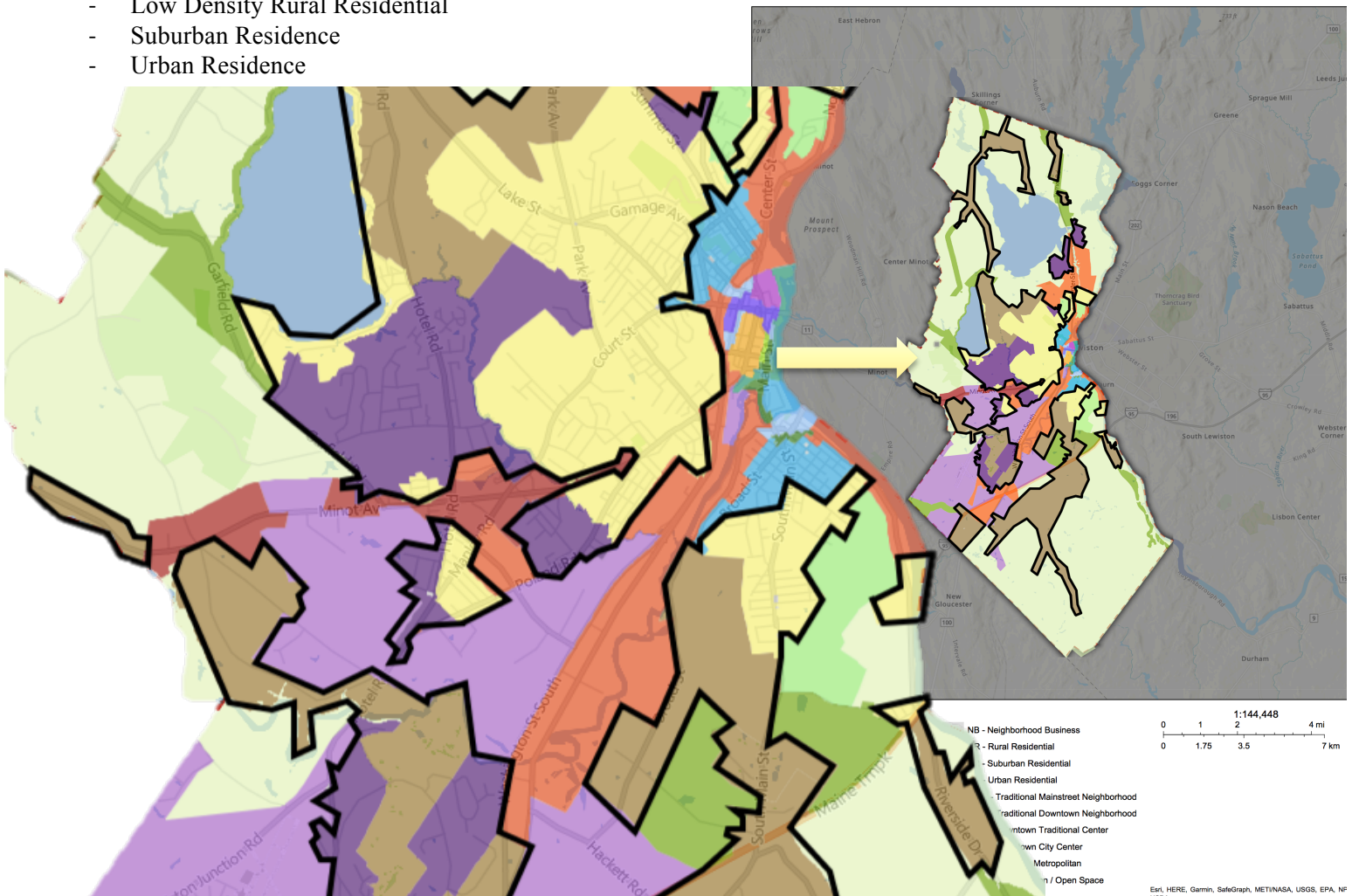
**I. PROPOSAL:** As part of the initiative to increase housing opportunities in the City, the City Council will consider amending the provision under Section 60-34 of the Auburn Code of Ordinances (*Buildings per Lot*) to allow secondary dwelling units on parcels in residential zoning districts that permit two-families. Under the current language, for all residential zoning districts (except multifamily districts) a “two-family” would only be permitted if it were in the same building. Under the proposed language below, a Property Owner could construct two dwellings on one lot without having to split the lot:

**Sec. 60-34. - Buildings per lot.**

No more than one principal building shall be erected on any lot in residential zoning districts except in the case of multifamily buildings, secondary dwelling units with required lot area where two-families are permitted and/or developments approved under division 9 ~~divisions 10 and 11~~ of article IV of this chapter.

Currently, only one principal building is permitted on a lot in all residential zoning districts, except Multifamily Urban and Multifamily Suburban. This change would allow secondary dwellings in the following districts:

- Low Density Rural Residential
- Suburban Residence
- Urban Residence



Secondary dwelling units are also permitted in the Form-Based Code Districts and General Business I & II but those do not fall under the umbrella of “residential districts.”

**II. DEPARTMENT REVIEW:**

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

**III. PLANNING BOARD ACTION/STAFF RECOMMENDATIONS:** This item is on the Planning Board agenda as a workshop item. Staff recommends the Planning Board have an initial discussion and at the next meeting make a formal recommendation to the City Council.