



# City of Auburn, Maine

Office of Planning & Permitting

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To: Auburn Planning Board  
From: Megan Norwood, City Planner  
Re: Proposed Amendment to Density Requirements of MFU & MFS Districts  
Date: March 25, 2021

**I. PROPOSAL:** The current language in the ordinance under Chapter 60, Article IV, Division 7 and 8, Sections 60-307(1)(2) and 60-335(1)(2) Dimensional Regulations for the Multifamily Suburban and Multifamily Urban Districts reads as follows:

Sec. 60-307. - Dimensional regulations. (MULTIFAMILY SUBURBAN)

All structures in this district, except as noted, shall be subject to the following dimensional regulations.

- (1) *Minimum lot area, width and depth.* For each building erected, there shall be provided lot areas as follows:
  - a) Building housing one family: 10,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - b) Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
  - c) Buildings housing three families: 14,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth. (SUGGEST REMOVING)
  - d) Buildings housing four families: 16,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth. (SUGGEST REMOVING)
  - e) Multifamily buildings: 10,000 square feet minimum lot area for the first dwelling unit and 2,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 100 feet width and 200 feet in depth. More than one principal building per lot is allowed. (SUGGEST CHANGING 200 FEET IN DEPTH TO 100 FEET IN DEPTH)
- (2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	4 units per acre
Two-family	6 units per acre
Three-family	9 units per acre
Four-family	10 units per acre
Multifamily	17 units per acre

Sec. 60-335. - Dimensional regulations. (MULTIFAMILY URBAN)

All structures in this district, except as noted, shall be subject to the following dimensional regulations:

- (1) *Minimum lot area, width and depth.* For each building erected there shall be provided lot areas as follows:

- a. Building housing one family: 5,000 square feet minimum lot area, not less than 50 feet width, and 100 feet in depth.
- b. Buildings housing two families: 6,500 square feet minimum lot area, not less than 50 feet width, and 100 feet in depth.
- c. Buildings housing three families: 8,000 square feet minimum lot area, not less than 50 feet width, and 100 feet in depth. **(SUGGEST REMOVING)**
- d. Buildings housing four families: 9,500 square feet minimum lot area, not less than **100 feet width**, and 100 feet in depth. **(SUGGEST REMOVING)**
- e. Multifamily buildings: 5,000 square feet minimum lot area for the first dwelling unit and 1,500 square feet minimum lot area for each additional dwelling unit. No lot shall be less than **50 feet width** and 100 feet in depth. more than one principal building per lot is allowed. Buildings located inside the fire zone (as defined in the city building code) are subject to the requirements of chapter 12, pertaining to buildings and building regulations.

(2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	8 units per acre
Two-family	13 units per acre
Three-family	15 units per acre
Four-family	17 units per acre
Multifamily	26 units per acre

Our definition for a multifamily building means a residence designed for or occupied by three or more families with separate housekeeping and cooking facilities for each. The ordinance currently requires different lot dimensions for a four-family vs. a multifamily when under the definition for multifamily dwellings, they are regulated the same. Under Multifamily Suburban, a four-family requires 100 feet in depth whereas a multifamily requires 200 feet of lot depth. Under Multifamily Urban a four-family requires 100 feet in width and a multifamily requires 50 feet in width.

Staff recommends cleaning this up by having densities/lot requirements for one-family, two-family and multifamily buildings in both of these districts and remove references to three and four families.

**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

**II. PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests the Planning Board offer a recommendation to the City Council to amend the ordinance language as follows:

Sec. 60-307(1)(2). - Dimensional regulations for Multifamily Suburban, remove references to three and four families, amend the lot depth for multifamily to be 100 feet to match the other requirements of the district.

Sec. 60-335(1)(2) – Dimensional regulations for Multifamily Urban, remove references to three and four families.