



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board
From: Megan Norwood, City Planner
Re: Proposed Amendment to Section 60-201(a) to allow two-family dwellings in the Low-Density Country Residential Zoning District
Date: June 08, 2021

I. PROPOSAL: At the March 25, 2021 meeting, the Planning Board made a favorable recommendation to the City Council to amend the buildings per lot provision under Sec. 60-34 of the ordinance to allow an additional one-family detached dwelling in a zoning district where two-families are permitted and a single-family dwelling unit currently exists on the lot. The City Council moved forward and approved the ordinance amendment at their May 17, 2021 meeting.

At their meeting, the Council requested the Planning Board to also provide a recommendation on allowing two-family dwellings in the Low Density Country Residential (LDCR) Zoning District – the only residential zoning district that does not currently permit two-families. As discussed prior, Staff agrees that it seems logical to allow two-family dwellings in all residential zoning districts, including the LDCR. The LDCR Zoning District is shown on the map in dark green. Under the map is a link to the zoning viewer.



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 make a favorable recommendation to City Council to amend Chapter 60, Article IV, Division 3, Section 60-201(a) to add two-family dwellings to the list of permitted uses.

<https://auburnme.maps.arcgis.com/apps/webappviewer/index.html?id=27c0920863174d74813240046905c655>