



# 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 Chapter 60, Article IV, Division 13, Section 60-525(b) of the Auburn Code of Ordinances to add Automobile and Marine Sales Lots and Sales and Service Agencies to the List of Allowed Uses in the Minot Avenue (GBII) Zoning district.  
 Date: June 08, 2021

**I. PROPOSAL:** At their June 7, 2021 meeting, the City Council is expected to request a recommendation from the Planning Board on expanding the list of uses allowed by Special Exception in the Minot Avenue (GBII) Zoning District to include Automobile and Marine Sales Lots and Sales and Service Agencies. The City has two commercial zoning districts – the General Business and the General Business II. When the General Business II was created, its primary purpose was to avoid Minot Avenue becoming another Center Street lined with automobile dealerships.

The City Council would like to revisit this discussion again and see if it makes sense to allow Automobile and Marine Sales Lots and Service Agencies in the GBII. While the districts are similar in terms of permitted/special exception uses – there are some additional differences between the districts. Below is a list comparing the uses between the two districts.

**Permitted Uses in General Business/General Business II:**

Residential dwellings allowed in MFS	Municipal, civic or public service bldgs. and other utility facilities
Grocery stores and supermarkets	Animal hospitals and pet shops, but no kennels
Clothing stores	Business equipment repair and business services
Furniture stores	Radio and television studios
Department stores	Printing shops, but not publishing plants
Specialty shops	Carwashes
Hotels & motels	Accessory uses, building and structures
Funeral homes and mortuaries	Shelters for abused persons
Child day care centers	Churches and temples
Medical and dental clinics	Adult use and medical marijuana stores
Banks, business and professional offices	Marijuana cultivation accessory to licensed retail store on same property
Public transportation passenger offices	
Government offices	

**Permitted Uses in General Business/General Business II (with small differences):**

General Business	General Business II
Wholesale Bakeries	Retail Bakeries
Retail laundries and dry cleaners, <i>but not plants</i>	Retail laundries and dry cleaners
Restaurants, <i>bars</i> , dining rooms or lunch rooms, <i>but not to include drive-in and carry-out restaurants</i>	Restaurants, dining rooms or lunchrooms
Halls, private clubs and lodges, bowling alleys, ice and roller skating rinks, and similar places of indoor amusement or recreation	Bowling alleys, ice and roller skating rinks, and similar places of indoor amusement or recreation <i>(NOTE: Halls, private clubs and lodges are a SE)</i>

Greenhouses <i>and lawn maintenance services</i>	Greenhouses ( <b>NOTE: Lawn maintenance services are a SE</b> )
Temporary outdoor places of amusement	Seasonal outdoor places of amusement

**Uses Permitted in General Business but NOT General Business II:**

- Warehouses, wholesale offices, salesrooms and showrooms
- Retail, service, office and commercial uses similar to the foregoing

**Special Exception Uses in General Business/General Business II:**

- |   |  |
|---|--|
| Automobile repair and service stations                  | Convenience stores                                     |
| Hospitals, care homes, boardinghouses and lodginghouses | Research, experimental and testing laboratories        |
| Research or philanthropic institutions                  | Any new building >5,000SF...                           |
| Outdoor theaters  | Outpatient addiction treatment clinics                 |
| Drive-in or carry-out restaurants                       | Adaptive reuse of structures of community significance |
| Commercial parks  |  |

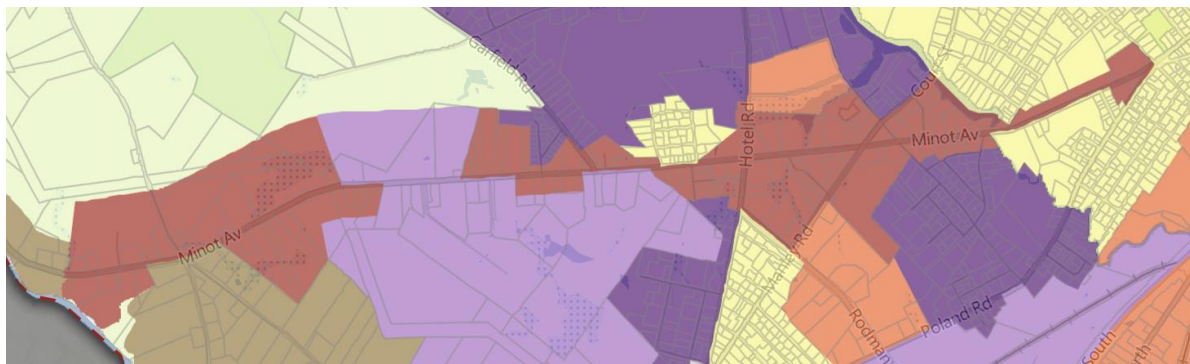
**Special Exception Uses in General Business/General Business II (with small differences):**

General Business	General Business II
Sales, rental and service agencies for <i>mobile homes</i> , farm equipment, trucks and trailers <i>and machine equipment</i>	Sales, rental and service agencies for farm equipment, trucks and trailers <i>and construction equipment</i>
Light industrial plants which will not create a nuisance...	Light industrial plants which <i>support a retail store selling goods made on the premises</i> and will not create a nuisance...
Landscape services	Landscape services <i>and lawn maintenance services</i>

**Special Exception Uses in General Business but NOT General Business II:**

- Automobile filling stations
- Automobile and marine sales lots and sales and service agencies
- Automobile and marine paint and body repair shops
- Off-street parking as commercial or municipal use...
- Trucking terminals and similar nonprocessing storage and distribution uses...
- Major retail development...

As you can see from the list, there are some subtle and some more intentional use allowance differences between the districts that try to keep the more impactful uses out of the General Business II Zoning District (the dark red area shown on the map below is the GBII).



**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 SUGGESTIONS:** Staff suggests the Planning Board consider the differences between the General Business and General Business II Zoning Districts and the history surrounding the creation of the separate district for Minot Avenue and make a recommendation to the City Council on whether to add automobile and marine sales lots and sales and service agencies to the list of Special Exception uses.