



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

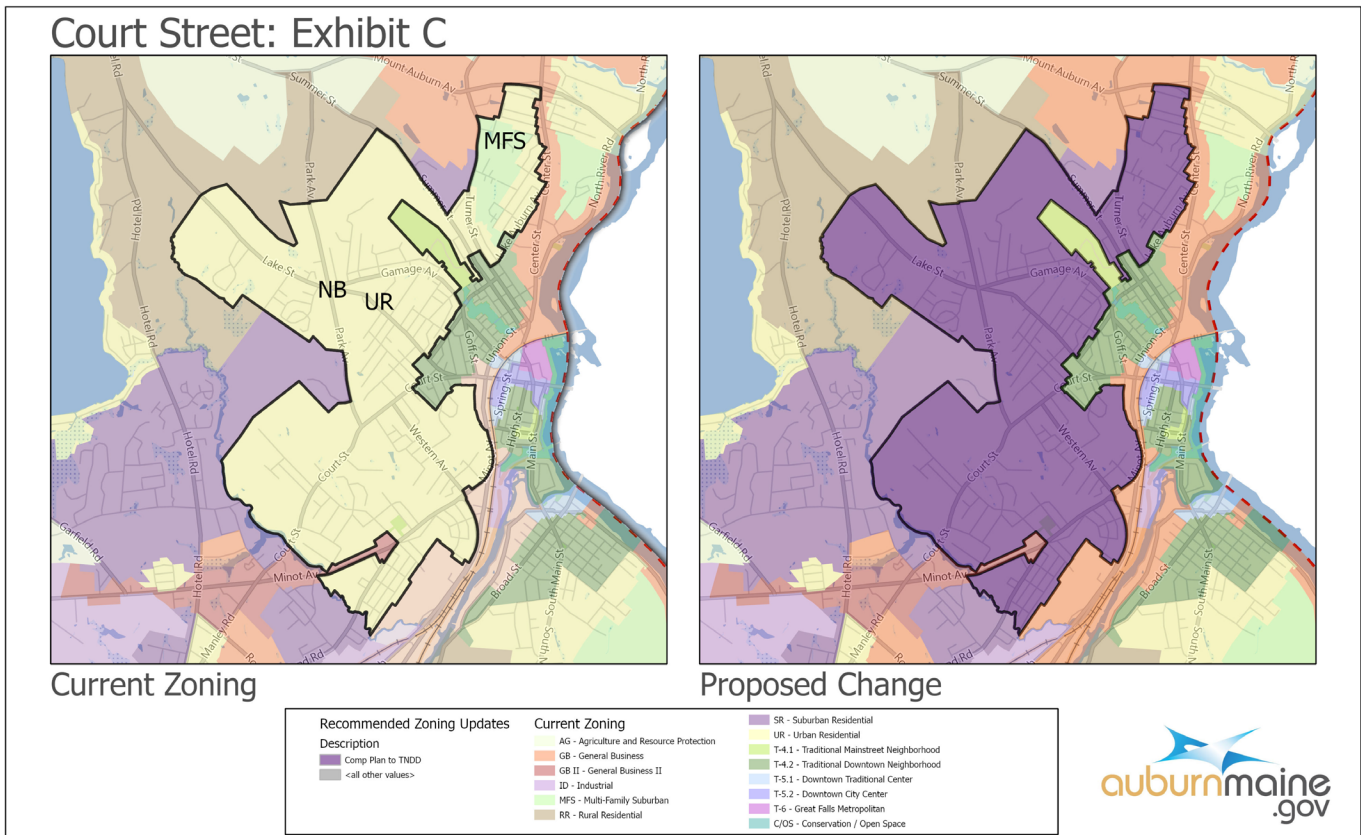
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To: Auburn Planning Board
 From: John Blais, Deputy Director
 Re: Public Hearing Court Street/Urban Core Area Zoning Considerations from 2021 Updated Comprehensive Plan for Zoning Map Amendment.

Date: February 8, 2022

PROPOSAL: Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas; T-4.2 (See below Exhibit C.)



TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community

water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).

- I. PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests a planning board discuss the proposals and hold a Public Hearing on February 8, 2022. Staff then recommends that the Board forward a positive recommendation to the Council supporting the proposed changes, That the proposed boundary be adjusted from Urban Residential to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map based on the following findings.

SUGGESTED FINDINGS AND REASONS:

1. The 2010 and now 2020 Comprehensive Plan recommend expanding the Formed Base zoning in this area to include the area proposed on the map. This can be accomplished without creating a new district by using the existing T-4.2.
2. The area is considered the core of the city and the 2010 and now 2021 support higher density with available infrastructure in place. (sewer, water, power, high speed internet, gas & roads)
3. The proposal can be implemented without detriment to city resources.

- II. Suggested Motion:** I make a motion to recommendation to City Council to amend the proposed boundary be adjusted from Urban Residential to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map as Exhibit C.