

AUBURN ZONING ORDINANCE

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SECTION 1: PURPOSES

For the purposes set forth in State of Maine Revised Statutes of 1954 as amended in 1957 Chapter 90A and all acts in amendment thereof and in addition thereto and under the authority thereof and of any other enabling laws, the inspection, materials, construction, alteration and repair, height, area, location and use of buildings and structures and the use of land throughout the City of Auburn are hereby regulated as herein provided, and the City is hereby divided into districts as hereinafter designated, defined and described, and shown on an official copy of the zoning map, as amended, on file with the City Clerk, which map is hereby made a part of this ordinance.

SECTION 2: DEFINITIONS

For the purposes of this Ordinance, the following words and terms as used herein shall have the meanings or limitations of meaning hereby defined, explained or assigned:

- 2.01 Family: Any number of individuals living together in one suite of rooms as a single housekeeping unit and having one principal cooking and food storage outfit in common among them in such suite.
- 2.02a One-Family Dwelling: A dwelling built singly and apart from any other building and intended and designed to be occupied and used exclusively for residential purposes by one family.
- 2.02b Two-Family Dwelling: A free-standing building intended and designed to be occupied and used exclusively for residential purposes by each of not more than two families.
- 2.03 Lot: An area of land in one ownership with definite boundaries ascertainable by deed or recorded plan and used or set aside as available for use as the site of one or more buildings or for any other definite purpose.
- 2.04 Street: A public way, or a private way open to travel by the general public, or a way shown on a plan of a subdivision duly approved by the Planning Board.
- 2.05 Building: The word "building" shall include the word "structure", unless the content unequivocally indicated otherwise.

- 2.06 Erected: The word "erected" shall include the words "built", "constructed", "reconstructed", "enlarged", and "moved".
- 2.07a Story: That portion of a building contained between any floor and the floor or roof next above it, but not including the lowest portion so contained if more than one-half of such portion vertically is below the mean finished grade of the ground adjoining such building.
- 2.07b Half Story: A story directly under a sloping roof in which the points of intersection of the bottom of the rafters with the interior faces of the walls are less than three feet above the floor level.
- 2.07c Habitable Space: That area within a dwelling which has headroom of not less than seven feet when measured vertically upward from the finished floor, provided that any such are next below the roof of a dwelling shall be counted only if it is connected with the story next below by a permanent inside stairway. The floor area of any porch, veranda, basement room, garage or other form of accessory structure attached to such dwelling shall not be counted in any measure of habitable space.
- 2.08 Front Yard: An open space extending across the entire width of a lot along its street frontage line room lot sideline to lot sideline and extending between the line of a street and the adjacent exterior of the building on such lot nearest a street frontage line.
- 2.09 Rear Yard: An open space extending across the entire width of a lot from sideline to sideline between the rear line of such lot and the adjacent exterior of the building on such lot nearest said rear line.
- 2.10 Side Yard: An open space extending along the side of a lot between the front yard and the rear yard on such lot and extending between the sideline of such lot and the adjacent exterior of the building on such lot nearest said sideline.

- 2.11 ACCESSORY BUILDING: A building used for a purpose which is clearly subordinate or incidental to that of the principal building or to the principal use of the land and which is located on the same lot as the principal building or use.
- 2.12 ACCESSORY USE: The terms "accessory use" and "uses accessory thereto" shall include only the following unless further qualified in the text of the Ordinance.
1. A subordinate use of land or building which is customarily incidental to the principal building or to the principal use of the land and which is located on the same lot with the principal building or use.
 2. Off-street parking; but in any residential zone not to include the parking or storage of more than one inoperable motor vehicle or in any urban residential district not more than one commercial vehicle.
 3. Home occupation, which shall be an occupation conducted by a resident of a dwelling which is clearly incidental and secondary to the residential use of the building, in connection with which there is no display, no stock in trade, no commodity sold on the premises, not more than two persons not residents employed, and which does not interfere with the peace and quiet of the neighborhood. Barber shops, beauty parlors, tea rooms, tourist homes, and animal hospitals shall not be considered as home occupations.
 4. Not more than one sign not over two square feet in area affixed to a building or in the front yard and illuminated by a shielded non-flashing light relating to the sale, rental or lease of the premises.
- 2.13 MOBILEHOME COURT: A parcel of land under single ownership which has been planned and improved for the placement of not less than 20 mobilehomes for non-transient use.

SECTION 3: ZONING DISTRICTS

- 3.1 The City of Auburn is hereby divided into zoning districts designated as follows:

FOREST & FARMING DISTRICTS

FLOOD PLAIN DISTRICT

RURAL RESIDENCE DISTRICTS

SUBURBAN RESIDENCE DISTRICTS

URBAN ONE FAMILY RESIDENCE DISTRICTS

URBAN GENERAL RESIDENCE DISTRICTS

NEIGHBORHOOD BUSINESS DISTRICTS

GENERAL BUSINESS DISTRICTS

INDUSTRIAL DISTRICTS

- 3.2 In the event of any discrepancy between the boundaries of the zoning districts as shown on the official map and as hereinafter described or defined, the descriptions hereinafter set forth or as they may be amended shall govern.

- 3.3 Forest & Farming Districts. Every part of the City of Auburn not otherwise hereinafter designated Flood Plain, Rural Residence, Suburban Residence, Urban Residence, Neighborhood Business, General Business, or Industrial District is hereby expressly declared to be in Forest & Farming Districts.

(See Appendix for paragraphs 3.4 through 3.9, which states in words the boundary descriptions of all the zoning districts in each of the categories named in paragraph 3.1 above, other than Forest & Farming Districts.)

SECTION 4: BUILDING AND USES PERMITTED,
APPLICATION OF REGULATIONS

- 4.01 In the zoning districts above specified and described, the following designated buildings and alterations and extensions thereof and buildings accessory thereto and the following designated uses of land, of buildings and of parts of land or buildings and uses accessory thereto are permitted. All other buildings and uses of land or of buildings are hereby expressly prohibited, except those already lawfully existing which by the operation of this provision would hereby become lawfully non-conforming. Trailers and mobile homes are specifically prohibited except in Mobile Home Courts or as residences for farm labor or management only on the farm where actually employed and only so long as so employed.
- 4.02 When a lot in one ownership is situated in part in the City of Auburn and in part in an adjacent town or city, the provisions, regulations and restrictions of this Ordinance shall be applied to that portion of such lot as lies in the City of Auburn in the same manner as if the entire lot were situated in Auburn.
- 4.03 When a zoning district boundary divides a lot in one ownership, all the zoning regulations set forth in this Zoning Ordinance applying to the greater part by area of such lot so divided may also be deemed to apply and govern at and beyond such zoning district boundary but only to an extent not more than thirty (30) linear feet in depth (measured at a right angle to such boundary) into the lesser part by area of such lot so divided.
- 4.04 Any lawfully non-conforming building or structure and any lawfully non-conforming use of building or land may be continued in the same kind and manner and to the same extent as at the time it became lawfully non-conforming, but such buildings or use shall not at any time be changed, extended or enlarged except for a purpose permitted in the zoning district in which such building or use is situated, or except as may be permitted otherwise as a variance of (not as an exception to) this provision by the Auburn Board of Appeals within the terms and conditions of Section 9 of this Ordinance.
- 4.05a If any non-conforming building or non-conforming use of a building or of land be changed to one conforming with Auburn Zoning Ordinance provisions in the district in which located, it shall thereafter continue to conform.

4.05b If any non-conforming use of a building or of land be discontinued for a period of twelve consecutive months duration or more, such use shall not be resumed, and only a use conforming with Auburn Zoning Ordinance provisions in the district in which located shall thereafter be made of such building or land, except as may be permitted otherwise by the Auburn Board of Appeals under Section 9 of this Ordinance, as a variance, not as an exception.

4.05c Any non-conforming building or structure destroyed or damaged by fire, flood, lightning, wind or otherwise to the extent of 65% or more of the reproduction cost of the buildings or structures on the lot at the time of such damage shall not be rebuilt, repaired, reconstructed nor altered except for a purpose permitted in the zoning district in which such building is located, or except as may be permitted otherwise by the Auburn Board of Appeals under Section 9 of this Ordinance, as a variance, not as an exception. A residence building on a full foundation in a farm and forest zone shall not be deemed non-conforming for the purpose of this paragraph.

4.06 Signs

4.06a All signs shall be in accordance with the requirements of the National Building Code recommended by the National Board of Fire Underwriters as adopted by the City of Auburn.

4.06b In all Districts the following signs shall be permitted:

1. A single sign not over two square feet in area describing a home occupation located therein.
2. A single real estate sign not over 8 square feet in area relating to the sale, rental or lease of the premises.
3. Bulletin boards of 24 square feet or less on premises of public, charitable, or religious institutions.
4. Temporary signs relating to construction projects provided they are removed within three months after the completion of the project.
5. Memorial signs or tablets, names of buildings and date of erection when cut into masonry, bronze, or other non-combustible material.
6. Traffic or other municipal signs, legal notices, railroad crossing signs, danger signs, directional signs and temporary and non-advertising signs as may be approved by the City Council.

4.06b (cont)

7. On premises church signs.
8. Professional name plates not exceeding 8 square feet.
9. A maximum of two signs describing farm products. The display area of each sign shall not exceed twenty square feet, except that a single double-faced sign may be erected with a display area not to exceed twenty square feet on each side.

4.1 Uses Permitted in Flood Plain Districts

- 4.11 Any woodland, grassland, marshland, agricultural or horticultural use of land, but no building of any kind because of flood dangers except commercial building where adjacent to General Business Zones provided that:
- a. The density of structural materials shall be such that under high water conditions said materials shall not float in water;
 - b. The contents, such as furniture, stock in trade or otherwise of said structure and appurtenant to the use thereof shall not constitute a threat to other structures under high water conditions;
 - c. No filling material will be deposited on the lot or parcel in question which materials in any way would have an adverse effect upon the free passage of flood water;
 - d. All other principles of the zoning ordinance, building code, and other ordinances and regulations are fulfilled, including but not limited to, loading areas, off-street parking, percentage of lot occupancy, setback limitations, all corresponding to the requirements in the zone indicated by the use intended;
 - e. Such proposed construction will not be detrimental to the public health, safety, convenience and welfare.

- 4.12 In Flood Plain District the owners of property destroyed or damaged as indicated in 4.05c shall be permitted by the Board of Appeals to utilize his land for subsequent occupancy by a structure provided that the conditions "a" to "e" of Section 4.11 are fulfilled.
- 4.13 No alteration of the natural contour of the land by grading or filling for any purpose shall be allowed except for the purposes which can be considered approved soil conservation measures.
- 4.14 Residence buildings with the same provisions and restrictions as Section 4.3 hereof shall be permitted until Dec. 1, 1961, only on lots in unchanged ownership from Sept. 15, 1960 to Dec. 1, 1961, as a period of grace but thereafter shall be prohibited.

4.2 Uses Permitted in Forest and Farming Districts

- 4.21 Woodlands, orchards, gardens, pastures and fields with all land, building equipment and machinery and buildings accessory to the same including but not limited to the following: barns, poultry raising building, sales, service and storage of farm equipment and machinery; processing, handling, storage, and sale of agricultural produce, services, and supplies.
- 4.22 Summer camps and bonafide farm residences required for farm labor or management but no other year-around dwellings by new construction nor by conversion of non-residential structures.
- 4.23 Outdoor recreational uses of land with such accessory buildings as may be required only after approval by the Planning Board. Such approval shall be based on the following terms and conditions.
1. Submission of a written statement of the proposed use.
 2. Submission of a plan(s) to contain the following data:
 - a. Locus map showing adjacent properties
 - b. Location and type of improvements
 - c. Access roads
 - d. Water supply
 - e. Sewage disposal
 - f. Description of terrain
 3. Compliance with applicable safety regulations.
 4. That such uses will not be detrimental to the public health, safety and welfare.

4.24 Residence buildings with the same provisions and restrictions as Section 4.3 hereof shall be permitted until December 1, 1961, only on lots in unchanged ownership from September 15, 1960 to December 1, 1961 as a period of grace, but thereafter shall be prohibited.

4.25 Uses Permitted in Rural Residence Districts

4.251 All the uses in Sections 4.21, 4.22 and 4.23 above and in 4.3 below.

4.3 Uses Permitted in all Residence Districts

- 4.31 Woodlands, orchards, pastures and fields, gardens, farming as further specified below, dwellings as further specified below, schools, libraries, museums, churches, hospitals, convalescent homes, rest homes, municipal uses, and other uses and activities hereunder specified, also if permitted by the Board of Appeals as an exception within the terms and conditions of Section 9 of this Ordinance, radio, radar, television or radio-telephone transmitting or broadcasting towers but not studios nor offices for such transmitting or broadcasting.
- 4.32a Farming of field crops, row crops, orchards, truck gardens, plant and tree nurseries, also greenhouses and subject to the further provisions below, poultry farms, cattle farms, dairy farms, stud farms, piggeries, sheep ranches and other animal farms including farms for raising furbearing animals, seasonal markets for sale of farm products raised on the premises.
- 4.32b The poultry farming and animal farming above described shall be permitted only on farms each not less than three (3) acres land area (excluding any water bodies of one-quarter acre surface area or larger) and shall be permitted only in Rural Residence and Forest and Farming Districts, except that on any lot in any zoning district there may be kept over and above the household pets of the family living on such lot other birds or animals of any kind or assortment and except as further provided in the two subparagraphs 4.32c and 4.32d below:
- 4.32c On any lot of not less than three (3) acres in any zoning district any licensed kennel or licensed veterinarians may keep more than three animals or birds or pets of persons other than those of the family resident on such lot.
- 4.32d In Suburban Residence District on lots of not less than three (3) acres land area (excluding water bodies of one-quarter acre surface area), there may be kept not more than one hundred (100) combined total number of any kind or assortment of poultry or game birds, together with not more than twenty-five (25) combined total number of any kind or assortment of animals, over and above the household pets of the family resident on such lot; this paragraph shall not apply to or limit the expansion of presently operating animal or poultry farms of 15 acres or more.
- 4.33a One family dwellings in all Residence Districts, provided each such dwelling shall contain not less than the following net floor areas of habitable space:
- 1) If one-story, not less than 600 sq. ft. area;

- 2) If 1½ story, not less than 600 sq. ft. on the first floor, and not less than 250 sq. ft. area above the first floor;
- 3) If two-story, not less than 600 sq. ft. area on the first floor and not less than 600 sq. ft. area on the second floor.

4.33b Any one-family dwelling erected prior to January 1, 1958 may as of right be converted to accommodate not more than two families provided the application for a building permit for such conversion shall show that there will be not more than two dwelling units, and that:

- 1) There will be not less than one accessible off-street parking space of 250 sq. ft. area, exclusive of driveways, per dwelling unit resulting from such conversion;
- 2) Stairways leading to any floor above the first floor will be enclosed within the exterior walls of the dwelling and any fire escapes required will be on the rear or one side of the dwelling and not on any wall facing a street;
- 3) After such conversion, the building converted shall retain substantially the appearance and character of a one-family dwelling.

4.34a In Urban General Residence Districts outside the limits of the Fire Zone as defined in the Auburn Building Code, as amended, there shall be permitted one-family, two-family, three-family and four-family dwellings all subject to the land space, lot size, lot width, yard space and building height provisions elsewhere set forth in this Ordinance.

4.34b In Urban General Residence Districts inside the limits of the Fire Zone as defined in the Auburn Building Code, as amended, there shall be permitted one-family, two-family, three-family and multi-family dwellings including vertical apartments, all subject to the land space, lot size, lot width, yard space and building height provisions elsewhere set forth in this Ordinance.

4.34c In Urban General Residence Districts, there shall be permitted horizontal row houses and garden apartments only after site plan review and approval by the Planning Board after public hearing thereon with due notice given to assure fulfillment of and enforcement by the Building Inspector of reasonable conditions as to land space, lot width, lot area, yard space, driveway layout, off-street parking, landscaping grading, building separation and fire safety which said Board shall from time to time adopt or

amend and adopt. Said regulations shall be not less demanding on the topics specified than the City of Auburn Building Ordinance, the City of Auburn Sub-division Ordinance, other parts of Section 5 of the City of Auburn Zoning Ordinance, and appropriate Section of the City of Auburn Health Ordinance.

- 4.34d In Urban One-Family Residence Districts wherever situated, there shall be permitted only one-family dwellings and uses customarily incident and accessory thereto, including those specified in 4.33 above; also all the uses specified in 4.31 above, but no others.
- 4.35 Renting rooms for dwelling purposes or furnishing table board to not more than four persons not members of the family resident in a dwelling so used, provided there be no display or advertising on such dwelling or its lot, and further provided that no dwelling shall be erected or altered primarily for such use. This section shall not limit the housing and feeding of seasonal agricultural workers on or near the premises where employed for the duration of the season employed.
- 4.36 In Suburban Residence Districts there shall be permitted mobilehome courts only after approval by the Planning Board of plans and specifications to be submitted by the applicant therefor.

All plans submitted for approval shall conform to minimum standards for such courts to be adopted by the Planning Board; a copy of such standards shall be available at the office of the City Planner.

The Planning Board shall hold a public hearing on each application after due notice to the abutting property owners by certified mail and to the general public by advertising in a newspaper of general circulation in Auburn. Failure of any property owner to receive such notice of any such public hearing shall not necessitate another hearing and shall not constitute grounds for objection by such property owner and shall not invalidate any action by the Planning Board on such matter.

It shall be the duty of the Building Inspector to inspect and certify to the Planning Board that the court is built in conformance to the approved plans prior to the occupancy of any mobilehome in the court.

4.4 Uses Permitted in Neighborhood Business Districts

- 4.41a Each Neighborhood Business Zoning District shall contain not less than one acre and not more than four (4) acres aggregate area including off-street parking as well as green spaces and building spaces, but excluding streets and ways.
- 4.41b Stores for the retail sale of food, drugs, and other articles or commodities for use and consumption in neighboring households; also offices or premises for personal and professional services, and one automobile lubricating and gasoline filling station per Neighborhood Business District. Automobile repair garages and automobile sales places shall not be permitted in Neighborhood Business Districts.
- 4.41c Off-street parking in each Neighborhood Business Zoning District shall be provided with each building therein erected or altered for non-dwelling uses after the effective date of this ordinance in the ratio of not less than four square feet of off-street parking space (including driveways) for each square foot of retail store street floor selling floor space, and in the ratio of not less than two square feet of off-street parking space (including driveways) for each square foot of banking, post office, business space, whether on the street floor level or on any other floor level.
- 4.42 No loading platforms or receiving doors shall be located on the street side of any retail store or other commercial building in Neighborhood Business Districts unless such platforms or receiving doors be located not less than 60 feet from the side line of any street.

- 4.43 Dwellings, as specified in paragraphs 4.33a and b, 4.34b and Sec. 5, 6 & 7 of this Ordinance; also churches, schools, libraries, museums, local passenger stations and municipal or other public or civic buildings.
- 4.44 Signs in Neighborhood Business Districts shall be only those permitted under the regulation for signs in General Business Districts. (See paragraph 4.55 hereunder.)
- 4.45 Uses of land or of buildings customarily incident to and accessory to the foregoing, provided such uses shall be not noxious, injurious, offensive, dangerous or detrimental to the neighborhood.
- 4.5 Uses Permitted in General Business Districts
- 4.51a Retail stores; wholesale stores; salesrooms; showrooms; places for any professional, artistic or mercantile activity; including wholesale and retail bakeries, warehouses, and light industrial plants which cannot create any semblance of nuisance by noise, vibration, smoke, odor or appearance.
- 4.51b Banks, business offices, professional offices, personal service premises, local passenger stations, governmental offices, and municipal, civic or public service buildings such as post office, telephone exchange, school, library, museum, church.
- 4.51c Hall, club, theatre or other place of amusement or assembly.
- 4.51d Restaurant, dining room, or lunch room.
- 4.51e Automobile service and filling stations, automobile repair garages including automobile body repairs and painting, automobile sale agencies for new and used cars, junk yards and automobile graveyards.

- 4.52a In General Business Districts or portions thereof outside the limits of the Fire Zone as defined in the Auburn Building Code, as amended, dwellings as specified in paragraphs 4.33a and 4.34a and Sections 5, 6, and 7 of this Ordinance.
- 4.53 Motels: In General Business Zones there shall be permitted motels only after approval by the Planning Board of plans and specifications to be submitted by the applicant therefor.

All plans submitted for approval shall conform to minimum standards for such motels to be adopted by the Planning Board; a copy of such standards shall be available at the office of the City Planner.

The Planning Board shall hold a public hearing on each application after due notice to the abutting property owner by certified mail and to the general public by advertising in a newspaper of general circulation in Auburn. Failure of any property owner to receive such notice of any such public hearing shall not necessitate another hearing and shall not constitute grounds for objection by such property owner and shall not invalidate any action by the Planning Board on such matter.

It shall be the duty of the Building Inspector to inspect and certify to the Planning Board that the motel is built in conformance to the approved plans prior to the occupancy of any motel.

4.55 Signs in Business Districts

4.55a Signs in Business Districts shall relate to the premises on which they are located and shall only identify the occupants of said premises or advertise the nature of the occupancy or the products and services available within said premises, except that there shall be permitted in Business Districts off-premises signs in accordance with the following:

1. Signs shall be limited to three in number anywhere within the city limits of Auburn, where permissible, for any one business venture.
2. Signs shall not exceed 72 square feet each.
3. Signs shall not be limited to Auburn businesses.

4.55b Wall signs shall be permitted.

4.55c Projecting signs and ground signs shall be permitted providing their aggregate area for any one premise shall not exceed four (4) square feet per foot of street frontage to a maximum of 400 square feet or one (1) square foot per foot of street frontage, whichever is larger.

Ground signs may be located within the front yard space required but not nearer than 12 feet to either of the lot side lines unless written permission is obtained from the abutting property owner to erect such sign nearer than 12 feet to a lot side line.

4.55d Roof signs shall be permitted.

4.53 No loading platforms or receiving doors shall be located on the street side of any retail store or other commercial building in a General Business District, except gasoline filling stations, unless such platform or receiving doors be located not less than 60 feet from the side line of any street.

4.6 Uses Permitted in Industrial Districts

- 4.61 Any manufacturing, processing, wholesaling, warehousing or other commercial non-retail activity free from neighborhood disturbing factors; also uses of land and of buildings customarily accessory to such activity including the business office of such activity provided that the activity proposed will not be noxious, offensive or detrimental to the neighborhood or to the city by reason of special danger of fire or explosion, pollution of water ways, emission of corrosive, toxic or noisome fumes, gas, smoke, soot, obnoxious dust, disagreeable odors, offensive noises or other objectionable characteristics.
- 4.62 Farming and accessory activities as specified in subparagraph 4.31, also farm dwellings on premises actively farmed, but not other dwellings except motels as specified in Section 4.53 of this Ordinance.
- 4.63 Premises of a bank, post office, telephone exchange or telephone business office, local bus passenger station, airport, and governmental buildings.
- 4.64 Signs in Industrial Districts shall be of the same nature and dimensions and location as in Business Districts and shall be covered by the provisions of subparagraph 4.55 of this Ordinance.
- 4.65 On petition, subject to site plan review and approval by the Planning Board after a public hearing thereon with due notice given, automobile service and filling stations, motels, diners, restaurants, retail food stores, but not other retail stores of any kind.
- 4.66 Junk yards and automobile graveyards shall be permitted in Industrial Districts.
- 4.67 No loading platforms or receiving doors shall be located on the street side of any retail store or other commercial building in Industrial Districts unless such platforms or receiving doors be located not less than 60 feet from the side line of any street.

SECTION 5: LOT AREAS AND LOT WIDTHS REQUIRED,
ALSO SPECIFIC EXCEPTIONS

- 5.1 In determining the fulfillment of the minimum area of lot required in any zoning district, there shall not be included any land within the lines of the street upon which such lot abuts, even if the fee to such street is in the owner of the lot, except that if a lot at a street corner is bounded in part by a curved exterior street line not more than seventy-five (75) feet in length connecting other exterior street lines bounding such lot which if extended would intersect, the area required in such lot shall be computed as if such potentially intersection lines were so extended; but if such curved line is more than seventy-five (75) feet in length, the minimum area required in such lot shall be measured and computed entirely within the lines bounding such lot.
- 5.2 No lot, upon which is then located any building or with respect to which a permit has been issued and is then outstanding for the erection of any building, shall be subdivided or reduced in area in any manner unless said lot(s) shall thereafter fulfill the lot area, lot width and yard space requirements of this Ordinance. If land be subdivided, conveyed, devised or otherwise transferred in violation hereof, no building permit or other permit shall be issued with reference to any of the land so transferred or to the lot(s) retained until all of such land or lots fulfill the zoning requirements. Any land taken by eminent domain, or conveyed for a public purpose for which the land could have been or was taken by eminent domain, shall not be deemed to be transferred in violation of this provision.

5.3 Lot Area and Lot Width in all Residence and Forest & Farming Districts

5.31 Urban Residence Districts

5.31a In Urban One-Family Residence Districts no building shall be erected except on a lot containing not less than ten thousand (10,000) square feet and not less than one hundred (100) feet width at the street frontage, except as further specified in paragraph 5.6 below.

5.31b In Urban General Residence Districts outside the Fire Zone as defined in the Auburn Building Code, as amended, for each dwelling structure erected after the effective date of this Ordinance, there shall be provided land spaces as follows:

Structures housing one-family: 10,000 square feet minimum lot area, not less than 100 feet width at the street frontage;

Structures housing two families: 12,500 square feet minimum lot area, not less than 100 feet width at the street frontage;

Structures housing three families: 15,000 square feet minimum lot area, not less than 100 feet width at the street frontage;

Structures housing four families: 17,500 square feet minimum lot area, not less than 150 feet width at the street frontage.

5.31 (cont)

Multi-family, vertical, fire-resistant apartment structures inside the Fire Zone as defined in the Building Code:

10,000 square feet for the first apartment and 2,500 square feet additional for each additional apartment.

- 5.33 In Suburban Residence Districts no dwelling shall hereafter be erected except on a lot containing not less than twenty-two thousand five hundred (22,500) square feet area and not less than one hundred fifty (150) feet width at the street frontage.
- 5.34 In Rural Residence Districts no dwelling shall hereafter be erected except on a lot containing not less than fifty thousand (50,000) square feet and not less than two hundred and fifty (250) feet width at the street frontage, by two hundred (200) feet.
- 5.35 In Forest & Farming Districts or Rural Residence Districts, summer camps may be erected on lots containing not less than 22,500 square feet, and not less than 100 feet in the least dimension unless such lot is of record at the time of passage of this ordinance and can be shown to be of adequate size to properly provide for required yard space and sewage disposal facilities.

5.4 In Business Districts

5.41 Each lot recorded after the effective date of this Ordinance shall contain not less than twenty-two thousand five hundred (22,500) square feet area and will be not less than one hundred twenty-five (125) feet width at the street frontage, and not more than thirty (30) per cent of the total area of any such lot may be covered by building.

5.42 Any yard space or area required to be kept open and unbuilt upon, such lot may nevertheless be used for off-street automobile parking, if otherwise lawful, except that a green strip not less than ten (10) feet wide on which to grow trees, grass, bushes, or flowers shall be maintained open and green, unbuilt on, unpaved and not parked on, all along each side or rear property line of such a lot wherever it abuts land residentially zoned.

5.5 In Industrial Districts

5.51 Each new lot hereafter recorded shall contain not less than forty thousand (40,000) square feet area and be of not less than one hundred and fifty (150) feet width at the street frontage and not more than twenty (20) per cent of the total area of any such lot may be covered by buildings.

- 5.52 Any yard space or area required to be kept open and unbuilt on such lot may nevertheless, if otherwise lawful, be used for off-street automobile parking, except that a green strip not less than thirty (30) feet wide on which to grow grass, shrubs, flowers, or trees, shall be maintained open and green, unbuilt on, unpaved and not parked on, all along each side or rear property line of such a lot wherever it abuts land residentially zoned.
- 5.53 Any yard space or area required to be kept open and unbuilt on such lot may nevertheless, if otherwise lawful, be used for outdoor storage of articles, supplies, and materials except that such storage be screened from the view of abutting property owners and/or streets, also providing that such outdoor storage occupy not more than an additional ten (10) percent of the lot, also a green strip not less than thirty (30) feet wide on which to grow grass, shrubs, flowers or trees, shall be maintained open and green, unbuilt and unpaved and not parked on all along each side or rear property line of such lot wherever it abuts land residentially zoned.
- 5.6 Lot Area and Lot Width Exceptions
- 5.61a The lot area and lot width requirements of paragraph 5.3 of this ordinance shall not apply in any Residence District to any lot used for a structure to house not more than two families if such lot contains less area or is of less width than above required and if such lot was lawfully laid out and duly recorded by plan or deed prior to the effective date of this ordinance and provided the front yard, side yard, and rear yard requirements, if any, in effect immediately prior to the effective date of this ordinance shall apply to each such lot.
- 5.61b In Business Districts, the requirements under paragraph 5.41 of this Ordinance as to lot area, lot width and the portion of lot coverable by buildings, shall apply to groups in one ownership of older lots of less area or less width than above required, but shall not apply to individual lots not adjoined by other land of the same owner provided any such individual lot was lawfully laid out and duly recorded by plan or deed prior to the effective date of this Ordinance and provided the front yard, side yard and rear yard requirements, if any, in effect on the date of recording of such plan or deed shall apply to each individual lot.

SECTION 6: YARD SPACE REQUIRED

- 6.1 In all Residence Districts there shall be provided on each lot open yard spaces of not less than the number of feet depth below stated all along the front, rear and each side property line of such lot, except as may be permitted otherwise by the Board of Appeals in Urban Residence Districts only and only as a variance under Section 9 of this ordinance in cases where the literal enforcement of the number of feet yard depth stated below as to one or more of such yard spaces would cause unusual hardship or severe practical difficulty peculiar to the placement of a building on such lot but not on other lots adjoining or nearby within the same Urban Residence Zoning District, or except as otherwise provided under Section 5.61 of this ordinance.
- 6.2 No building or structure shall hereafter be erected, altered or moved so that any part thereof (except eaves, steps, or uncovered porches) shall be nearer than twenty-five (25) feet from the front line or rear line of any lot in any Residence District or Farm & Forest District, or nearer than fifteen (15) feet from either sideline of any lot in any such district, except that on a corner lot, no building or structure hereafter erected shall be nearer than twenty-five (25) feet from any street line.
- 6.3 In Business Districts
- 6.3a There shall be provided on each lot an open yard space of not less than twenty-five (25) feet depth all along the front and along each side property line of such lot except as may be permitted otherwise as an exception under Section 9 of this Ordinance by the Board of Appeals as to front yards and side yards (but not rear yards) on petition after a public hearing with due notice given or except as otherwise provided under section 5.61 of this ordinance.
- 6.3b In the rear of every building or structure hereafter erected in any Business District there shall be an open yard space unbuilt upon of not less than thirty-five (35) feet depth. No building or structure shall hereafter be built, altered, moved, reconstructed, or extended so that any part thereof, including loading platforms, covered or open, but not eaves, or steps shall be nearer than twenty-five (25) feet from the front line or side line of any lot in such District except as above provided, nor nearer than thirty-five (35) feet from the rear line of such lot, or except as otherwise provided under Section 5.61 of this ordinance.

- 6.3c Where the requirement of a railroad siding exists, the open yard space regulation as set forth in Section 6.3a & b above are abrogated for the side(s) of the building requiring the siding. The engineering requisites for a safe and properly designed siding and building setback acceptable to the railroad shall take precedence.
- 6.3d Where a Business District adjoins a Flood Plain District the open yard space regulations as set forth in Section 6.3a & b above are abrogated for the property line abutting the Flood Plain District.
- 6.4a In Industrial Districts there shall be provided on each lot an open yard space of not less than thirty-five (35) feet depth all along the front line and along each side line of such lot, and not less than fifty (50) feet depth along the rear line of such lot, except that an open yard space of not less than fifty (50) feet depth shall be provided on any lot in an Industrial District wherever such lot abuts land residentially zoned, except as otherwise specified in Section 4.53 of this Ordinance regarding motels when permitted in Industrial Zoning District.
- 6.4b Where the requirement of a railroad siding exists the open yard space regulations as set forth are abrogated for the side(s) of the building requiring the siding. The engineering requisites for a safe and properly designed siding and building setback acceptable to the railroad shall take precedence.
- 6.4c Where an Industrial District adjoins a Flood Plain District, the open yard space regulations as set forth above are abrogated for the property line abutting the Flood Plain District.

SECTION 7: BUILDING HEIGHTS PERMITTED

- 7.1 In all Residence Districts and in Business Districts where permitted one-family, two-family and row house structures shall not exceed two and one-half stories or thirty-five (35) feet in height.
- 7.2a In Urban General Residence Districts inside the Fire Zone as defined by the Auburn Building Code, as amended, multi-family, vertical apartment structures erected after the effective date of this Ordinance shall not exceed six stories or seventy-five (75) feet in height.
- 7.2b No wood frame or timber dwelling structure existing within said Fire Zone on the effective date of this Ordinance shall thereafter be increased in height, and the Board of Appeals shall not entertain any appeal for any such height increase.
- 7.3 In Neighborhood Business Districts and in General Business Districts or portions of General Business Districts outside the Fire Zone as defined by the Auburn Building Code, as amended, all permitted structures whether for business, commercial or dwelling purposes shall not exceed two stories or thirty-five (35) feet in height.
- 7.4 In General Business Districts or portions of General Business Districts inside the Fire Zone as defined by the Auburn Building Code, as amended, masonry and/or steel business structures and apartment structures as above provided shall not exceed six stories or seventy-five (75) feet in height.
- 7.5 In Industrial Districts buildings shall not exceed forty-five (45) feet in height.
- 7.6 The foregoing limitations of height in feet in the zoning districts designated shall apply to all farm dwellings but shall not apply to other farm buildings on farms of not less than three acres nor shall such limitations apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses, processing towers and other accessory structural features usually erected at a height greater than the main roofs of any buildings, nor to domes, bell towers, or spires of churches or other buildings, provided all such features are in no way used for dwelling purposes.

SECTION 8: EARTH MATERIALS REMOVAL REGULATIONS

8.1 Removal Permit, Application, Hearing and Notice

- 8.11 The removal of sod, loam, soil, clay, sand, borrow, gravel or stone from any land in the City of Auburn not in public use is hereby prohibited except such removal as may be authorized in any zoning district by a permit issued by the Planning Board and except such removal or transferral as is permitted under subparagraphs 8.31 to 8.34 of this ordinance.
- 8.12 The Planning Board in granting any such permit may impose reasonable conditions protective of health, safety and welfare in the community and of individuals in the community. Without limiting the generality of the foregoing limitation, such conditions may include limitation of removal in respect of all or any of the following:
- a. Extent of time
 - b. Area and depth of excavation
 - c. Steepness of slopes excavated
 - d. Distance between edge of excavation and neighboring properties or ways
 - e. Temporary or permanent drainage in a manner to be approved by the City Engineer
 - f. The posting of security or bond in a dollar amount to be determined by the Planning Board on the advice of the City Engineer, to be sufficient to guarantee fulfillment of conditions imposed
 - g. The replacement of not less than six (6) inches of topsoil over the whole of any area from which earth materials are removed where the location of such removal is afterward to become a residential subdivision, or,
 - h. In the case of continuing clay-pit or sand or gravel pit operations in one general locus (but not in the case of continuing cut-stone or of continuing crushed rock removal operations at one general locus) recovering finished out banks with not less than six (6) inches of top soil.

8.1 Removal Permit, Application, Hearing & Notice (cont)

- 8.13 No such permit shall be issued except upon written application therefor to the Planning Board nor until after a public hearing by the Planning Board on such application.
- 8.14 Such application shall include a diagram to scale of the land concerned, indicating existing and proposed elevations in the area to be excavated and stating the ownership and boundaries of the land for which such permit is sought, the names of all adjoining owners as found in the most recent tax list and the approximate locations of existing public and private ways nearest such land.
- 8.15 Notice of said public hearing shall be given by publication in a newspaper published in or of general circulation in Auburn twelve (12) days at least before the date of such hearing.

8.2 Permit or Denial Promptly Mailed

A copy of any permit granted hereunder by the Planning Board stating all of the conditions imposed, if any, or a copy of the denial by the Planning Board of any such application stating the reasons for such denial, shall be mailed forthwith by the Board to the parties in interest and to the Building Inspector.

8.3 Earth Removal Exceptions

- 8.31 The foregoing regulations shall be deemed not to prohibit such removal of sod, loam, soil, clay, sand, borrow, gravel or stone as may be incidental to any lawfully permitted use of land or of a building or incidental to and necessitated by any building construction for which a building permit has lawfully been issued under the Auburn Zoning Ordinance prior to such earth materials removal.
- 8.32 The foregoing regulations shall also be deemed not to prohibit the removal from any lot or way of earth materials so far as may be necessitated by the construction or installation of utilities or other engineering works for public service on such lot or in such way, or as may be necessitated in constructing ways, provided the layout lines and grades of such ways have been duly approved by the Planning Board prior to such removal.
- 8.33 The foregoing regulations shall also be deemed not to prohibit removal, grading or transferring of any of said materials from one part of a lot, tract or parcel of land to another part of the same lot, tract or parcel of land in the same ownership, or removal for sale at a rate not exceeding ten (10) cubic yards per acre per year.
- 8.34 The foregoing regulations shall also be deemed not to prohibit the removal of any or all of the above specified earth materials by any person, firm or corporation who on the effective date of this Ordinance shall be lawfully engaged in the business of dealing in or with any of such materials, or shall be a party to any agreement for the removal of any thereof, regardless of the annual average rate of any such removal, provided such person, firm or corporation shall, within 30 days after such effective date, apply to the Planning Board for a permit for such removal, and further provided that the time within which such removal may be carried on under this paragraph without a permit shall end on the date of formal action by the Board on such application, or, if no such application shall have been filed, on the thirtieth day after the effective date of this Ordinance.

SECTION 9: BOARD OF APPEALS AND ADJUSTMENT

9.1 Board of Appeals, Members, Terms, Records

- 9.11 There shall be a Board of Appeals, hereinafter called the Board consisting of five members and one associate member, to be appointed to said Board by the Municipal Officials as authorized by Maine General Laws, Chapter 90-A. Each of such members and associate member shall be a resident of the City of Auburn and shall not be at the same time in any other capacity a member or an employee of any other agency of the City of Auburn. Said Board shall have jurisdiction on appeals from the Building Official under the Building Code and under the Zoning Ordinance.
- 9.12 The members of the Board of Appeals shall serve for terms of five years each and the associate member for a term of three years, the terms to be so arranged that one term shall expire each year. Any vacancy in the membership or associate membership of the Board shall be filled within sixty days from the date of occurrence of such vacancy for the remaining unexpired portion of the term of such membership by vote of a majority of the whole number of members of the City Council.
- 9.13 An associate member shall act in place of any regular member who may be unable to act on the Board due to interest in the matter being heard, absence or other temporary incapacity.
- 9.14 The members of the Board shall elect annually from among their number a Chairman and a Secretary.
- 9.15 Four members shall constitute a quorum for the conduct of its business.
- 9.16 The Board shall adopt, and may from time to time amend, rules and regulations for the conduct of its business as it shall deem appropriate or necessary under Maine General Laws and the terms of this Ordinance, and the Board shall keep minutes of its proceedings, recording the vote of each member of each appeal or the absence or non-voting of any member of such appeal.

9.2 Appeal and Adjustment Procedure

- 9.21 Written petitions for appeal or adjustment shall be filed in duplicate with the City Clerk together with a fee of \$10 and in the case of appeals within thirty (30) days from the date of the order or decision appealed from. The Clerk shall forward to the Planning Board one copy of such petition, and the Planning Board shall forward to the Board of Appeals as soon as possible any pertinent city planning information in possession of the Planning Board hearing on such appeal.
- 9.22 On each such petition the Board shall hold a public hearing.
- 9.23 Notice of the time, date, place and subject of each such hearing shall be given by publication by the Board in a newspaper of general circulation in the City of Auburn on two separate dates, the first time not less than twelve days before the date of such hearing and the second, not more than seven days and not less than three days before the date of such hearing.
- 9.24 The Board shall also notify the Planning Board, the Building Inspector and all owners of property within 500 feet of the site of the requested variance or exception by mailing to them copies of such notice as published. Such notices shall be mailed to such property owners at the addresses appearing for them in the then current property tax listing of the City of Auburn. Failure of any property owner to receive such mail notice of any such public hearing shall not necessitate another hearing, and shall not constitute grounds for objection by such property owner and shall not invalidate any action by the Board of Appeals on such appeal or application for variance or exception.

- 9.25 The right to proceed under any variation from or exception to the terms of this Ordinance, voted by the Board of Appeals, or under change in a decision of the Building Inspector or other municipal official voted by the Board of Appeals, shall expire if such right be not exercised beginning within six months from the date of such vote and if the physical work or changes thereunder be not completed within twenty-four months from the date of such vote.
- 9.26 The Board shall keep a record of each appeal entertained, noting the date when received from the City Clerk, the date of hearing and the person by whom such appeal was formally presented at the hearing. The Board shall record by resolution the final disposition of each and every appeal.
- 9.27 All the foregoing shall be public records.
- 9.3 Appeal and Adjustments
- 9.31 Appeal shall lie from any decision of the Building Inspector or from the decision of any other municipal official under the Auburn Zoning Ordinance to the Board of Appeals and from said Board to the Superior Court as provided in Revised Statutes of Maine, Chapter 90-A when error is alleged in any such order or decision, or in the decision of the Board of Appeals.
- 9.32 The Board of Appeals, on petition in specific cases after public hearing with due notice given as above provided, may by four-fifths vote of those members present (not less than a quorum being present) amend or revise a decision of the Building Inspector or of any other municipal official under the zoning ordinance and may permit exceptions to or variations from literal application of the zoning regulations in accordance with the principles, conditions, and procedures set forth in this Ordinance, subject always to the paramount duty of said Board to promote the public health, safety, convenience and welfare and to adhere to the central intents and purposes of this ordinance, and provided the Board shall in each case prescribe appropriate conditions and safeguards.

9.33 The Board shall hear and decide appeals from any order or decision of the Building Inspector or any other municipal official under the Auburn Zoning Ordinance. Also, the Board shall hear and decide any matter specifically referred to it by the terms of this Ordinance and in such matters the Board may determine and vary the application and enforcement of the terms of this Ordinance but only as further set forth below when such variation or exception will substantially serve public convenience and welfare and will not adversely affect the owners and occupants of property adjoining or near the property under appeal and will not substantially derogate from the central purposes of the Auburn Zoning Ordinance.

9.34 Variances

When, by reason of extraordinary physical conditions peculiar to land or building under appeal but not to other land or buildings adjoining or nearby within the same zoning district, unusual difficulty or special hardship (not mere financial limitation on an owner by reason of land use regulation) would be caused the owners or occupants of such property by literal application and rigorous enforcement of the terms of the Auburn Zoning Ordinance or where necessary to avoid confiscation. The Board in specific cases on written petition may determine and vary to a moderate extent the yard space, lot width, lot area, and percentage of lot that may be covered by buildings and may permit expansion of an existing lawfully non-conforming building or use.

As a condition prerequisite to granting any such variance the Board shall require evidence of the following:

- a. That the physical circumstances, fully set forth would result in unusual difficulty or special hardship to the owners or occupants of the property under appeal;
- b. That such physical circumstances are indeed peculiar to the property under appeal, and are not substantially duplicated on other property adjoining or nearby in the same neighborhood or the same zoning district;

9.34 (cont)

- c. That the relief sought would not adversely affect property adjoining or nearby in the same neighborhood or the same zoning district, and would not endanger the public health, safety or convenience and would not impair the integrity of the Auburn Zoning Ordinance.

9.35 Exceptions

On matters referred to the Board as exceptions under the terms of the Auburn Zoning Ordinance, the determinations of the Board shall be in harmony with the expressed intent of the Auburn Zoning Ordinance and with the expressed major purposes of the Auburn City Plan, as amended. Exceptions shall be allowed only when they will substantially serve public convenience and welfare and will not involve dangers to health or safety.

As conditions prerequisite to the granting of any exceptions, the Board shall require evidence of the following:

- a. That the exception sought fulfills the specific requirements, if any, set forth in the Auburn Zoning Ordinance relative to such exception;
- b. That the exception sought will neither create nor aggravate a traffic hazard, a fire hazard or a panic hazard;
- c. That the exception sought will not block or hamper the City Plan pattern of highway circulation or of planned major public or semi-public land acquisition;
- d. That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under petition.

As part of the grant or of the denial of any such petition for an exception, the Board shall show by written statements filed in its records of such petition and by a statement in the minutes of the Board how the exception sought fulfills (or does not fulfill) the foregoing conditions and how it may be granted without danger to health or safety and without substantially derogating from the essential intents and purposes of the Auburn Zoning Ordinance or of the Auburn City Plan.

SECTION 10: ZONING AMENDMENTS

- 10.1 The Planning Board, on its own initiative, or reference from the City Council, or on petition signed by not less than twenty-five (25) Auburn registered voters, shall hold a public hearing on any written proposal to amend the Zoning Ordinance or the zoning map and shall report such hearing and the recommendations of the Board thereon to the Auburn City Council.
- 10.2 Each proposal to change the zoning map shall be made in writing and shall explicitly state the nature, extent, location and purpose of the map change proposed and shall be accompanied by the following:
- a. In the case of a private petition, by a fee of \$25 to help defray the cost of public notice;
 - b. Three blackline prints of a diagram to scale showing and stating clearly the dimensions in feet and the area of the land proposed to be changed as to zone;
 - c. Also a sketch or other explicit identification of the general location and relationship of such land to some major neighborhood or other recognizable geographic segment of Auburn.
- 10.21 Each Urban General Residence District shall embrace not less than fifty (50) acres gross area counting the area of all streets and ways within or bounding such zoning district. Each Urban General Residence District proposed to be established shall be voted by the Auburn City Council only where both piped water and piped sanitary sewer of the Auburn Water District and the Auburn Sewer District are then available to the area or are at the time of voting actually under binding contract with said Districts to be extended to the area proposed to be so zoned.
- 10.3 Each proposal to change any words of zoning ordinance (other than a change of zoning district name or of zoning boundary description) shall include the wording then current, the words of change, the wording if so amended, and a statement of the reasons for such change, showing how such change would affect the public health, safety, convenience and welfare.
- 10.4a Two notices of each public hearing on a zoning amendment shall be given by publication by the Planning Board in a newspaper published in or of general circulation in Auburn.

10.4 (cont)

- b. The first such notice stating the time, date, place and general subject to be heard shall be published not less than twelve (12) days before the date of such hearing, and the second such notice shall be published not more than seven (7) days and not less than three (3) days before the date of such hearing.

- 10.5 The Planning Board shall also give notice of such hearing to the petitioners and may give notice to others by mailing to them at such addresses as may be known to the Board or as may appear in the Auburn property tax listing copies of the first such notice as published. Failure of any petitioner or other to receive such mailed notice of such a zoning hearing shall not necessitate another hearing and shall not constitute grounds for objections, by such petitioner or others and shall not invalidate any recommendation by the Planning Board on such zoning matter.

SECTION 11: ENFORCEMENT

- 11.1 No building shall be erected, altered or moved in Auburn without a written permit issued by the Building Inspector. Such permits shall be applied for in writing to the Building Inspector, and he shall not approve an application for a building permit unless the plans for such a building and the intended use thereof in all respects fulfill the provisions of this Ordinance.
- 11.2 Each application for a permit to build, enlarge or move a building shall be accompanied by a plot plan in duplicate drawn to scale showing and stating the dimensions in feet of the lot on which such building is proposed to be erected, enlarged or moved, also the location and ground coverage dimensions on such lot of any building or structure proposed to be erected or moved onto it. Such plot plan shall also show each street, alley or right-of-way on or adjacent to the lot in question. One copy of each such application and plot plan shall be kept on file in the office of the Building Inspector. Submission of a plot plan in connection with permits for agricultural buildings need not be submitted unless deemed necessary by the Building Inspector.
- 11.3
 - a. The Auburn Zoning Ordinance shall be enforced by the Auburn Building Inspector and the Auburn Police Chief.
 - b. The Building Inspector or the Police Chief, on the individual initiative of one or other of them, or on request by any municipal official, or upon any well-founded information in writing showing possible violation of the zoning ordinance, shall make or cause to be made an investigation of facts and an inspection of the premises where such violation may exist.
 - c. On evidence of any violation, after investigation and inspection, written notice of such violation shall be mailed or given to the owner and to the occupant of such premises by the office of the Building Inspector with a demand in such notice that such violation be abated within such reasonable time as may be designated in said notice of violation.

11.3 (cont)

- d. Such notice and demand may be delivered. If mailed such notice and demand shall be sent by certified mail addressed to the owner at the address appearing for him on the Auburn property tax listing and to the occupant at the address of the premises of such seeming violation.

- 11.4 If, after such notice and demand, such violation has not been abated within the time specified, the Building Inspector, the Police Chief, or the City Manager shall through the City Solicitor institute appropriate action or proceedings in the name of the City of Auburn to prevent, correct, restrain, or abate any violation of this Ordinance.

11.5 Penalty

Any person or persons, firm, or corporation being the owner or tenant of, or having the control or use of any land, building, structure or premises, or part thereof in Auburn, who violates any of the provisions of this Ordinance, or who fails to conform to any of the provisions hereof, shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined not less than five dollars nor more than fifty (\$50) dollars for each offense. Each day each such violation or failure to comply is permitted to exist after notification thereof shall constitute a separate offense.

SECTION 12: CONFLICT OF LAWS
VALIDITY, SEVERABILITY

- 12.1 In general this Ordinance is supplementary to other Auburn ordinances affecting the use, height, area, and location of buildings and structures and the use of premises. Where this ordinance imposes a greater restriction upon the use, height, area and location of building and structures and the use of premises than is imposed by other ordinances, the provisions of this ordinance shall control.
- 12.2 The invalidity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.
- 12.3 Nothing in this ordinance shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred nor any cause or causes of action accrued or existing under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired or affected by this ordinance.

CITY OF AUBURN, MAINE

POLICE DEPARTMENT



Tel. 78 4-7331

A. E. SAVAGE
CHIEF

SECTION 3: ZONING DISTRICTS AND BOUNDARIES

- 3.1 The City of Auburn is hereby divided into Zoning Districts designated as follows:

FOREST & FARMING DISTRICTS	Page 4	Sec. 3.3
FLOOD PLAIN DISTRICT	Page 4A	Sec. 3.4
RURAL RESIDENCE DISTRICTS	Page 8	Sec. 3.5
SUBURBAN RESIDENCE DISTRICTS	Page 19	Sec. 3.6
URBAN ONE-FAMILY RESIDENCE DISTRICTS	Page 26	Sec. 3.7
URBAN GENERAL RESIDENCE DISTRICTS	Page 29	Sec. 3.8
NEIGHBORHOOD BUSINESS DISTRICTS	Page 44	Sec. 3.93
GENERAL BUSINESS DISTRICTS	Page 34	Sec. 3.91
INDUSTRIAL DISTRICTS	Page 42	Sec. 3.92

- 3.2 In the event of any discrepancy between the boundaries of the Zoning Districts as shown on the official map and as hereinafter described or defined, the descriptions hereinafter set forth shall govern, as amended.

- 3.3 Forest & Farming Districts. Every part of the City of Auburn not otherwise hereinafter designated Flood Plain, Rural Residence, Suburban Residence, Urban Residence, Neighborhood Business, General Business or Industrial District is hereby expressly declared to be in Forest & Farming Districts.

(See Appendix for paragraphs 3.4 through 3.9, which states in words the boundary descriptions of all the zoning districts in each of the categories named in paragraph 3.1 above, other than Forest & Farming Districts.)

3.4 Flood Plain Districts by the boundaries set forth below.

3.401 Land in Auburn in and near Gulf Pond bounded:

Northerly by the Auburn-Turner municipal boundary;

Easterly by the Auburn City Boundary in that part of the Androscoggin River known as Gulf Pond;

Southerly by the upstream face of Gulf Island Dam;

Westerly by the contour line at 270 feet elevation above U.S.G.S. Datum between Gulf Island Dam and the Auburn-Turner boundary.

3.402 Land in Auburn in and along the Androscoggin River between the Deer Flips Dam and the Gulf Island Dam bounded:

Northerly by the upstream face of the Gulf Island Dam;

Easterly by the City Boundary in the Androscoggin River;

Southerly by the upstream face of the Deer Flips Dam;

Westerly by the contour line at 275 feet elevation above U.S.G.S. Datum from Deer Flips Dam to the Gulf Island Dam.

3.41 Land in Auburn in and near the Androscoggin River between Deer Flips Dam and Bobbin Mill Brook, bounded:

Northerly by a straight line trending east-westerly along and extending beyond the principal tangent of the up-stream face of the crest of the Deer Flips Dam;

Easterly by the Auburn city boundary in the Androscoggin River;

Southerly by a portion of the Bradman Street centerline extended easterly into the river;

Southerly, westerly and northerly by the contour line at 180 feet elevation above U.S.G.S. Datum from its intersection with Bradman Street centerline near North River Road, westerly along the southerly slope of Bobbin Mill Brook and returning easterly along the northerly slope of Bobbin Mill Brook in a winding course along those portions of Bobbin Mill Brook trending along the general course of Bradman Street;

(August 1962)

3.41 (continued)

Westerly and northwesterly by said 190 foot contour line from a point on the north slope of Robbin Mill Brook west of North River Road and north of Bradman Street to a point on said Deer Flips Dam northerly bounding line above specified.

3.42 Land in Auburn in and near the Androscoggin River between Bradman Street and Great Androscoggin Falls, bounded:

Northerly by a portion of Bradman Street centerline extending easterly into the river;

Easterly by the Auburn city boundary in the Androscoggin River;

Southerly by the up-stream face of a portion of the Union Water Power Company Dam near the Maine Central Railroad bridge;

Generally westerly in winding courses by the contour line along and near the westerly bank of the Androscoggin River at 177 foot elevation above U.S.G.S. Datum between its intersection with the aforesaid southerly bounding line and Bradman Street centerline as extended easterly to the Androscoggin River.

3.43 Land in Auburn in and near the Androscoggin between the Maine Central Railroad bridge and South Bridge, so-called, bounded:

Northerly by a portion of the up-stream face of the Union Water Power Company Dam and the Maine Central Railroad Bridge;

Easterly by the Auburn City boundary in the Androscoggin River;

Southeasterly by a line along the up-stream face of South Bridge and a portion of Broad Street centerline;

Southwesterly by the centerline of Second Street between Broad Street and Pulsifer Street;

Southeasterly by the centerline of Pulsifer Street between Second Street and Mill Street;

(August 1932)

3.43 (continued)

Southerly by the centerline of Mill Street between Pulsifer Street and South Main Street;

Southwesterly by a portion of South Main Street centerline as it passes over the Little Androscoggin River;

Northwesterly and westerly in winding courses by the contour line at 145 foot elevation above U.S.G.S. Datum between Main Street and a point on said Union Water Power Co. Dam.

3.44 Land in Auburn in and near the Androscoggin River between the aforesaid South Bridge and the Maine Turnpike Authority Bridge, bounded:

Northwesterly by a line on the up-stream face of said South Bridge;

Northeasterly and easterly by the Auburn City boundary in the Androscoggin River;

Southeasterly by the location line of the Maine Turnpike Authority Bridge;

Generally westerly in slightly winding courses by a contour line along or near the west bank of the Androscoggin River at 140 foot elevation above U.S.G.S. Datum between the Maine Turnpike Authority Bridge and the Oak Hill Cemetery south line;

Northerly by a part of the Oak Hill Cemetery south line;

Westerly by the centerline of Riverside Drive between said Oak Hill Cemetery south line and the line on the up-stream face of the South Bridge.

3.45 Land in Auburn in and near the Androscoggin River between the Maine Turnpike Authority Bridge and the Auburn-Durham municipal boundary, bounded:

Northwesterly by said Maine Turnpike Authority bridge location line;

Northeasterly and easterly by the Auburn City boundary in the Androscoggin River;

Southeasterly by a portion of the Auburn-Durham municipal boundary, and

Generally southwesterly and westerly by a contour line winding along and near the west bank of the Androscoggin River at 135 foot elevation above U.S.G.S. Datum between said Auburn-Durham boundary and said Maine Turnpike Authority Bridge location line.

(August 1932)

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- 3.46 Land in Auburn along both banks of the Little Androscoggin River and in said river between the neighborhood of South Main Street and the neighborhood of Washington Street Southbound, bounded:

Easterly by the contour line at 145 foot elevation above U.S.G.S. Datum along the bank of the Little Androscoggin River;

Southerly and southeasterly by a portion of the Mill Street centerline between South Main Street and Broad Street and by a portion of the Broad Street centerline southwesterly of Mill Street and the contour line at 205 foot elevation above U.S.G.S. Datum on the east bank of the Little Androscoggin River, where it crosses Broad Street approximately 3,500 feet southwesterly from the intersection of Broad Street and Mill Street;

Westerly by a line parallel to and 1,000 feet westerly from the centerline of Washington Street southbound between the south bank and the north bank of the Little Androscoggin River;

Northerly and northwesterly in winding courses by the contour at 205 foot elevation in the neighborhood of the northerly and northwesterly bank of the Little Androscoggin River between a point 1,000 feet westerly from Washington Street Southbound centerline and Taylor Brook south bank;

Southerly, northwesterly and northeasterly by said 205 foot contour along or near the southerly bank of Taylor Brook between the Little Androscoggin River and Minot Avenue at Glendale Avenue crossing the Brook by said 205 foot contour along the southeasterly face of Minot Avenue embankment and returning by said 205 foot contour along or near the northerly bank of Taylor Brook to a point on the Lewiston-Auburn Railroad near the Little Androscoggin River, north of Taylor Brook;

Northwesterly by the Lewiston-Auburn Railroad location line between Taylor Brook and the vicinity of Hutchins Street;

Finally northerly by said 145 foot contour line following the Lewiston-Auburn Railroad southerly embankment.

- 3.47 Land in Auburn in and along both banks of the Little Androscoggin River between the neighborhood of Washington Street Southbound and Hotel Road, bounded: (December 1933)

Northerly by a line 300 feet north of and parallel to the thread of the Little Androscoggin River;

(August 1933)

3.47 (continued)

Easterly by a portion of a line parallel to and 1,000 feet westerly from the centerline of Washington Street Southbound;

Southerly and southwesterly by a line parallel to and 300 feet southerly and southwesterly from the thread of the Little Androscoggin River;

Northwesterly by a portion of Hotel Road centerline.

3.48 Land in Auburn along both banks of the Little Androscoggin River and in said river between Hotel Road and the Auburn-Poland municipal boundary, said land being more particularly bounded:

Northerly by a line parallel to and 300 feet northerly from the thread of the Little Androscoggin River;

Southeasterly by a small portion of Hotel Road centerline near said river;

Southeasterly again by a portion of the Lewiston-Auburn Railroad location line between Hotel Road and Hardscrabble Road;

Southerly by a line parallel to and 550 feet northerly from portion of Hardscrabble Road centerline between the Lewiston-Auburn Railroad and the Auburn-Poland municipal boundary;

Northwesterly by a portion of the Auburn-Poland municipal boundary and said line extended northeasterly toward Fletcher Road.

3.5 Rural Residence Districts by the boundaries set forth below except such land within any of said boundaries as may hereinafter be duly designated Suburban Residence, Urban Residence, Neighborhood Business, General Business or Industrial districts.

3.501 A finger of land (about 120 acres) in New Auburn on the westerly bank of the Androscoggin River between Mary Carroll Street and the Maine Turnpike, bounded: (November, 1953)

Northerly by Mary Carroll Street centerline and said centerline extended between Seventh Street and Riverside Drive easterly sideline;

Easterly by Riverside Drive centerline between the aforesaid northerly boundary line and Oak Hill Cemetery southeast property line;

(August 1952)

3.501 (continued)

Easterly again by the contour line at 140 foot elevation along the west bank of the Androscoggin River between the southeast boundary of Oak Hill Cemetery and the Maine Turnpike location line;

Southerly by the Maine Turnpike location line;

Westerly by a line parallel to and 1,000 feet westerly from Riverside Drive centerline between the Maine Turnpike and the southeasterly boundary of Oak Hill Cemetery;

Southeasterly, southwesterly, northwesterly, southwesterly by the property lines of the Oak Hill Cemetery and bounded southwesterly and southeasterly by the property lines of the Walton Junior High School lot;

Southwesterly by a portion of the centerline of Seventh Street between Boone Avenue and Mary Carroll Street.

- 3.502 A finger of land (about 550 acres) along both sides of Riverside Drive between the Maine Turnpike and the Auburn-Durham boundary, said finger being bounded: (December 1950)

Northwesterly by the Maine Turnpike location line;

Generally northeasterly by a contour line winding along or near the Androscoggin River west bank at 125 foot elevation above U.S.G.S. Datum between said Maine Turnpike location and Auburn-Durham municipal boundary;

Southeasterly by a portion of said Auburn-Durham municipal boundary;

Generally Southwesterly by a line parallel to and 750 feet generally southwesterly from Riverside Drive centerline.

- 3.503 A tract of land (about 300 acres) in the southern part of New Auburn embracing Howe's Corner so-called, adjoining the northerly side of the Maine Turnpike, and bounded:

Northerly by a line parallel to and 750 feet northerly from Vickery Road centerline, said parallel line extended tangent westerly to Broad Street;

Easterly by a line parallel to and 1,000 feet westerly from Riverside Drive centerline;

(August 1932)

3.503 (continued)

Southerly by the Maine Turnpike location line;

Southwesterly by a line parallel to and 750 feet southwesterly of Witham Road centerline;

Northwesterly by a portion of Broad Street centerline.

3.504 An irregular tract of land south of and adjoining the southerly side of the Maine Turnpike between the neighborhood of Hackett Road and the neighborhood of Pownal Road, said irregular tract embracing portions of Pownal Road and of Old Danville Road between said Turnpike and the neighborhood of Beth Abraham Cemetery and Pine Street Cemetery, said tract being bounded: (August 26, 1930)

Northwesterly by the Maine Turnpike location line;

Easterly and southeasterly by a line parallel to and 750 feet easterly and southeasterly from South Witham Road centerline;

Southerly by a line parallel to and 750 feet southerly from Harmon's Corner Road centerline and said line extended from Old Danville Road to the southerly corner of the Maine Turnpike Authority excess taking southwesterly of Hackett Road;

Westerly by said excess taking southeasterly boundary;

Southwesterly by the Hackett Road centerline.

3.505 A "Y" shaped finger of land at Royal's Corner, so-called, bounded:

Northerly by a line across the Pownal Road centerline at a point thereon 750 feet southerly along said line from its intersection with Harmon's Corner Road centerline, and parallel with said Harmon's Corner Road centerline;

Northeasterly, easterly and southeasterly by a line parallel to and 750 feet generally easterly from Pownal Road centerline;

Southerly by a line at a right angle to Pownal Road centerline at a point thereon 750 feet southerly along said centerline from its intersection with Jordan School Road centerline;

Southwesterly by a line parallel to and 750 feet southwesterly from Pownal Road centerline;

Southeasterly by a line parallel to and 750 feet southeasterly from Trapn Road centerline;

(August 1932)

3.505 (cont)

Southerly by a line at a right angle to the Trapp Road centerline at a point thereon 4,500 feet southerly from its intersection with the Pownal Road centerline;

Westerly by a line parallel to and 750 feet westerly from the Trapp Road centerline and continuing 750 feet parallel to and westerly from the Pownal Road centerline.

3.506 A tract of land at Danville Corner bounded:

Northwesterly by a line parallel to and 750 feet northwesterly from Old Danville Road centerline;

Northeasterly by a line at a right angle to Old Danville Road centerline at a point thereon 750 feet along said centerline southwesterly from Harmon's Corner Road;

Southeasterly by a line parallel to and 750 feet southeasterly from Old Danville Road centerline;

Southwesterly by the centerline of the Danville Corner Road.

3.507 Land at Danville Junction, both sides of Old Danville Road, bounded:

Southeasterly by a line parallel to and 750 feet southeasterly from Old Danville Road centerline;

Southwesterly by a line at a right angle to Old Danville Road centerline at a point thereon approximately 1,000 feet southwesterly along said centerline from the southwesterly railroad crossing at Danville Junction;

Northwesterly by a line parallel to and 750 feet northwesterly from Old Danville Road centerline between the former Poland Spring Road (Turkey Lane) and the Grand Trunk Railroad;

Northeasterly by a portion of the Grand Trunk Railroad location line;

Northwesterly by a line parallel to and 250 feet northwesterly of the Old Danville Road centerline;

Northerly by the centerline of the Danville Corner Road.

3.5071 Land at Woodbury Hill, bounded:

Northwesterly by a line 750 feet easterly of the Old
Danville Road centerline;

Northeasterly by a line 750 feet northeasterly from the
Danville Corner Road centerline;

Southeasterly by a line 750 feet northwesterly of the
Pownal Road centerline;

Southwesterly by a line 750 feet southwesterly of the
Danville Corner Road centerline.

- 3.508 Land near the Auburn-New Gloucester boundard and the road bridge over the Maine Turnpike, south of the Grand Trunk Railroad, and extending along both sides of former Route 4-100 (about 260 acres) bounded:

Southwesterly by a portion of the Auburn-New Gloucester municipal boundary;

Generally westerly by a portion of the Maine Turnpike location line extending northerly from the Auburn-New Gloucester boundary;

Northeasterly by a line parallel to and 1,000 feet southwesterly from the Grand Trunk Railroad location line;

Easterly by a line at a right angle to Old Portland Road centerline and intersecting the southeast corner of the Maine Turnpike Authority excess taking east of the Turnpike at the crossing of the Turnpike over said Grand Trunk Railroad;

Southerly, southeasterly, and easterly by a line parallel to and 750 feet southerly, southeasterly, and easterly from former Route 4-100 centerline, southeasterly and easterly near the former drive-in movie theater, and extending thence southerly to the Auburn-New Gloucester boundary.

- 3.509 A tract of land in southwestern Auburn, extending from the vicinity of the East Hardscrabble Road to the neighborhood of the Little Androscoggin River, more particularly bounded:

Generally northerly by a line parallel to and 300 feet generally southerly from the thread of the Little Androscoggin River between the Lewiston-Auburn Railroad and a point 1,000 feet westerly from the location of Washington Street southbound thence by a contour line at 205 foot elevation above U.S.G.S Datum to the centerline at Washington Street northbound;

Easterly and southeasterly by Washington Street northbound centerline;

Southwesterly by the centerline of Beech Hill Road;

Southeasterly by a line parallel to and 500 feet northwesterly of the northwesterly right of way line of Washington Street;

3.509 (cont)

Southwesterly by a line parallel to and 500 feet north-easterly of East Hardscrabble Road centerline;

Westerly by a line parallel to and 500 feet easterly of Hotel Road centerline.

3.510 A tract of land in Western Auburn west of Hotel Road, north of the Little Androscoggin River, more particularly bounded:

Generally northerly by a line parallel to and 750 feet northerly from Minot Avenue centerline between the intersection of said northerly parallel line with the Auburn-Minot boundary and the CMP Co. electric transmission line approximately 1,750 feet westerly along Minot Avenue centerline from its intersection with Garfield Road;

Easterly by a portion of the power line crossing Minot Avenue at a point about 1,750 feet westerly from the intersection of Garfield Road and Minot Avenue centerline;

Southerly by a portion of the Minot Avenue centerline;

Easterly by a line at a right angle to Minot Avenue centerline at a point thereon 3,100 feet westerly along it from its intersection with Garfield Road centerline;

Southeasterly by the town of Poland's southeastern boundary line extended northeasterly;

Generally southerly, southwesterly and westerly by the Auburn-Poland municipal boundary in the Little Androscoggin River, and a portion of the Auburn-Minot municipal boundary.

- 3.513 Land (about 1,400 acres) between Taylor Brook and Young's Corner, bounded:

Northwesterly and northeasterly by Young's Corner Road centerline easterly of the thread of Lapham Brook;

Northwesterly by a line at a right angle to Summer Street centerline at its intersection with Young's Corner Road centerline;

Northeasterly and northerly by a line parallel to and 750 feet northeasterly and northerly from Summer Street centerline and continuing by a line parallel to and 750 feet northerly from Gracelawn Road;

Easterly by a line at a right angle to Gracelawn Road centerline at its intersection with Mount Auburn Avenue;

Southerly by a portion of Gracelawn Road centerline;

Easterly by that portion of Park Avenue centerline between Gracelawn Road and Summer Street;

Southwesterly by a small portion of Summer Street centerline;

Easterly and southeasterly by the power line from its intersection with Summer Street to a point southwesterly of Lake Street;

Easterly by a line parallel to and 1,500 feet easterly from a portion of Hotel Road centerline;

Southerly by a portion of the thread of Taylor Brook;

Westerly in winding courses by Taylor Pond easterly shore line;

Westerly by a portion of the thread of Lapham Brook between Taylor Pond and Young's Corner Road.

- 3.514 A finger of land along both sides of West Auburn Road between West Auburn and Young's Corner and along a small part of both sides of Bird Flat Road approaching Young's Corner, bounded:

Northeasterly by a line parallel to and 750 feet northeasterly from West Auburn Road centerline;

(August 1932)

3.514 (continued)

Northerly by the southerly property line of land of the Auburn Water District on the west shore of Lake Auburn, said property line being approximately 2,400 feet northerly from the intersection of centerlines of West Auburn Road and Bird Flat Road;

Easterly and southeasterly by a 2,400 foot portion of a line parallel to and 750 feet easterly from Bird Flat Road centerline;

Southeasterly by a portion of Lake Auburn westerly shore;

Southerly by the northerly property line of land of the Auburn Water District at the southwest corner of Lake Auburn said property line being approximately 1,200 feet southerly from the intersection of centerlines of Bird Flat Road and West Auburn Road;

Easterly by a portion of West Auburn Road centerline;

Northeasterly by a portion of Summer Street centerline;

Southerly, southwesterly and southeasterly by contiguous portions of Young's Corner Road centerline;

Westerly by the thread of Lapham Brook north of Young's Corner Road centerline;

Northwesterly by a line parallel to and 750 feet northwesterly from Young's Corner Road centerline and said line extended northeasterly;

Westerly and southwesterly by a line parallel to and 750 feet westerly and southwesterly from West Auburn Road centerline between Summer Street and West Auburn;

Westerly by a line parallel to and 750 feet easterly from North Auburn Road centerline (about 330 acres).

3.515 A finger of land along both sides of Perkins Ridge Road and of North Auburn Road, bounded:

Northeasterly by the centerline of Holbrook Road and of Bird Flat Road;

(August 1932)

3.515 (continued)

Easterly and southeasterly by a line parallel to and 750 feet easterly and southeasterly from North Auburn Road centerline;

Northeasterly by a line parallel to and 750 feet northeasterly from Perkins Ridge Road centerline;

Northwesterly by a line parallel to and 750 feet northwesterly from Young's Corner Road centerline, west of Lapham Brook;

Easterly by the thread of Lapham Brook;

Southeasterly and southerly by a line parallel to and 750 feet southerly from Young's Corner Road centerline, from Lapham Brook to a point west of Perkins Ridge Road;

Easterly and northwesterly by a line parallel to and 750 feet westerly from Perkins Ridge Road centerline and by a line parallel to and 750 feet westerly and northwesterly from North Auburn Road between Perkins Ridge Road and Holbrook Road.

3.516 Land in North Auburn along both sides of parts of North Auburn Road, Dillingham Hill Road, Johnson Road, Maple Hill Road and along the north side only of parts of Lake Shore Drive, all said land being more particularly bounded:

Southwesterly by Holbrook Road centerline and Bird Flat Road centerline;

Generally westerly by a line parallel to and 750 feet generally westerly from North Auburn Road centerline;

Generally northerly by a line parallel to and 750 feet northerly from Johnson Road centerline;

Northerly by the Central Maine Power transmission line location between a point 750 feet westerly along said line from Johnson Road centerline and a point 3,200 feet easterly along said power line location from Johnson Road centerline;

Easterly by a line parallel to and 350 feet easterly from Maple Hill Road centerline and said line extended northerly, between said 3,200 foot point on the Central Maine Power line and Auburn Water District land north of Lake Shore Drive adjoining the east side of Maple Hill Road;

(August 1932)

3.513 (continued)

Southerly by the northerly property line of the above specified Auburn Water District land at Lake Shore Drive and Maple Hill Road;

Easterly by the southerly portion of Maple Hill Road centerline neighboring the westerly boundary of the aforesaid Auburn Water District land at Lake Shore Drive and Maple Hill Road;

Southerly again by that portion of Lake Shore Drive centerline from Maple Hill Road westerly;

Generally westerly by a line parallel to and 750 feet westerly from Maple Hill centerline;

Southerly by a line parallel to and 750 feet southerly from Beaver Road centerline and Johnson Road centerline;

Generally northeasterly by a line parallel to and 750 feet northeasterly from Lake Shore Drive centerline, between North Auburn Village and a point near Maple Hill Road;

Southeasterly by a line at a right angle to Lake Shore Drive centerline at said point 750 feet westerly from the Maple Hill Road centerline;

Southerly by the Lake Shore Drive centerline and the North Auburn Road centerline.

3.517 A finger of land in northeast Auburn along both sides of Turner Road, bounded: (December 1953)

Northerly by the Central Maine Power Company transmission line location at its intersection with Turner Road near the Auburn-Turner municipal boundary;

Easterly, northeasterly and easterly again by a line parallel to and 750 feet easterly and northeasterly from Turner Road centerline;

Southerly by that northerly property line of land of the Auburn Water District, east of Turner Road and generally 125 feet northerly from the northerly shore of Lake Auburn easterly outlet;

Westerly and southwesterly by Turner Road centerline between the neighborhood of Lake Auburn easterly outlet and a point on said centerline 1,000 feet northerly along it from its intersection with Lake Shore Drive centerline;

(August 1962)

3.517 (continued)

Southerly by a line at a right angle to Turner Road at said point 1,000 feet northerly of Lake Shore Drive centerline;

Westerly, southwesterly and westerly again by a line parallel to and 750 feet westerly and southwesterly from Turner Road centerline (about 380 acres).

3.3 Suburban Residence Districts within the boundaries set forth below, except such areas within any of said districts as may heretofore have been duly declared Flood Plain District or hereinafter declared to be in Urban Residence, Neighborhood Business, General Business or Industrial Districts:

3.301 A tract of land in New Auburn, so-called, both sides of South Main Street, extending generally between the Little Androscoggin River and the Androscoggin River, more particularly bounded:

Northerly by the centerline of Dee Street and said centerline extended westerly;

Northwesterly by the centerline of Loy Avenue between said Dee Street and South Main Street;

Northerly by a line parallel to and 300 feet distant southerly from the centerline of Nineteenth Street;

Northwesterly by a line parallel to and 150 feet southeasterly from South Main Street centerline;

Northeasterly by a line parallel to and 150 feet southwesterly from Loring Avenue centerline;

Northwesterly by a line parallel to and 150 feet southeasterly from Foster Avenue centerline;

Northeasterly by a portion of Seventh Street centerline between Foster Avenue and Boone Avenue;

Northwesterly and northeasterly by the property lines of the Walton Junior High School lot;

Northeasterly, southeasterly, and northwesterly by the property line of Oak Hill Cemetery;

Easterly by a line parallel to and 1,000 feet westerly from Riverside Drive centerline;

(August 1932)

3.601 (Cont)

Generally southerly by a line parallel to and 750 feet northerly from Vickery Road centerline and said line extended tangent westerly across South Main Street to Broad Street centerline;

Westerly by a portion of Broad Street centerline.

3.602 A tract of land along the Hotel Road bounded:

Southwesterly by a line parallel to and 300 feet north-easterly from the thread of the Little Androscoggin River in the vicinity of the Hotel Road;

Northwesterly by a line parallel to and 300 feet north-westerly from Hotel Road centerline;

Southwesterly by a line parallel to and 200 feet south-westerly from Giroux Street centerline;

Northwesterly by a line parallel to and 1,000 feet north-westerly from Hotel Road centerline;

Northeasterly by a line parallel to and 200 feet north-easterly from Joffre Street centerline;

Westerly by a line parallel to and 300 feet westerly from Hotel Road centerline between the neighborhood of Joffre Street and the neighborhood of Minot Avenue;

Southerly by a line parallel to and 250 feet southerly from a portion of Minot Avenue centerline between a point west of Hotel Road and the point of intersection of Amherst Street and Minot Avenue;

Westerly by a line at a right angle to Minot Avenue centerline extending southerly from its junction with Amherst Street centerline;

Northerly by a portion of Minot Avenue centerline between Amherst Street and Hotel Road;

Easterly by a portion of Hotel Road centerline between Minot Avenue and Snow Avenue;

Northeasterly by a line parallel to and 150 feet north-easterly from the centerline of Snow Avenue;

Southeasterly by a line parallel to and 150 feet south-easterly from the centerline of Court Street (Manley Road);

Northeasterly by a line parallel to and 150 feet north-easterly from the centerline of Poloquin Avenue;

Southeasterly and easterly in consecutive courses by a line parallel to and 300 feet southerly and southeasterly from the centerline of Poland Road and Hotel Road between Rock Hill Avenue and the Little Androscoggin River.

3.003 A tract of land in Western Auburn between Minot Avenue and Lake Street and both sides of Taylor Brook, more particularly bounded:

Northeasterly by a portion of Lake Street centerline;

Southeasterly by a line parallel to and 150 feet northwesterly from Sunset Street centerline and said line extended;

Northeasterly by a line parallel to and 1,000 feet southerly from Lake Street centerline;

Easterly by a line parallel to and 300 feet easterly from a portion of Park Avenue centerline;

Northeasterly by a line parallel to and 350 feet southwesterly from Western Avenue centerline;

Southeasterly by a line parallel to and 150 feet northwesterly from Marshall Avenue centerline and said line extended tangent northeasterly;

Southwesterly and southerly by a line parallel to and 150 feet northeasterly and northerly from Fairview Avenue centerline;

Southeasterly by a line parallel to and 300 feet southeasterly from Court Street centerline;

Southwesterly by the thread of Taylor Brook to Court Street centerline;

Southeasterly by Court Street centerline between Taylor Brook and Stevens Mills Road;

Southwesterly by Stevens Mills Road centerline;

Southeasterly and easterly by the thread of an inlet of Taylor Brook between Stevens Mills Road and a point near Stevens Mills School;

Easterly by a line at a right angle to Minot Avenue centerline at a point thereon 700 feet westerly along it from its intersection with Court Street centerline;

Southerly by Minot Avenue centerline;

Westerly, northwesterly and northerly by a portion of the Central Maine Power Company location line between Minot Avenue and Taylor Brook;

(August 1932)

3.603 (continued)

Northerly by the thread of Taylor Brook;

Westerly by a line parallel to and 1,500 feet easterly from Hotel Road centerline between Taylor Brook and the electric power line near Lake Street;

Northwesterly by a portion of said Central Maine Power Company location line to Lake Street.

3.604 A tract of land in the northwestern part of Central Auburn between Lake Street and Summer Street bounded:

Northwesterly by the Central Maine Power Company location line between Lake Street and Summer Street near Mt. Auburn Cemetery;

Northeasterly by Summer Street centerline;

Southerly by a line parallel to and 150 feet northerly from Vining Street centerline and said line extended tangent westerly toward the Armory;

Southwesterly by a line parallel to and 300 feet northeasterly from Gamage Avenue centerline;

Westerly by a line parallel to and 150 feet easterly from Woodlawn Avenue centerline;

Southerly by a line at a right angle to Grandview Avenue centerline at a point thereon 1,250 feet along it from its intersection with Gamage Avenue centerline, and by a line parallel to and 1,250 feet northerly from Gamage Avenue centerline between Grandview Avenue and Park Avenue;

Easterly by a portion of Park Avenue centerline;

Southerly by a line parallel to and 150 feet northerly from Parkway centerline, and said line extended westerly toward Lake Street;

Southwesterly by a small portion of a line parallel to and 200 feet northeasterly from Lake Street centerline;

Southeasterly by a small portion of a line parallel to and 150 feet northwesterly from Sunset Street centerline and said line extended northeasterly across Lake Street;

Southwesterly by that portion of Lake Street centerline between the neighborhood of Sunset Street as aforesaid and the Central Maine Power Company location line first cited above.

(August 1962)

- 3.605 A tract of land in north central Auburn between Summer Street and Turner Street, more particularly bounded:

Southwesterly by a portion of Summer Street centerline;

Northwesterly by the Mt. Auburn Cemetery southeasterly property line and said line extended across Mt. Auburn Avenue to the southwesterly corner of other land of the City of Auburn;

Generally northerly in seven rectilinear courses by the southerly and southeasterly property lines of said other City of Auburn property and of Gracelawn Park and Cemetery to Turner Street;

Generally easterly by a portion of Turner Street centerline;

Northerly by a line parallel to and 150 feet northerly from Bowdoin Street centerline and said line extended tangent westerly to Turner Street;

Generally easterly by a line parallel to and 600 feet easterly from Turner Street centerline between said Bowdoin Street line extended, and a line parallel to and 150 feet northerly from Vining Street centerline, extended;

Southeasterly by a line parallel to and 150 feet northerly from Vining Street centerline extended tangent easterly across Summer Street and across Turner Street to the aforesaid easterly bounding line.

- 3.606 A tract of land between Center Street and the Androscoggin River, both sides of Bobbin Mill Brook, more particularly bounded:

Northerly by a line parallel to and 300 feet northerly of Stetson Road centerline;

Easterly by a contour line along and near the westerly bank of the Androscoggin River at 190 foot elevation above U.S.G.S. Datum between said line parallel to and 300 feet northerly of Stetson Road centerline and Bradman Street centerline extended;

Northerly by Bradman Street centerline extended;

Easterly by a contour line along and near the westerly bank of the Androscoggin River at 177 foot elevation above U.S.G.S. Datum;

Easterly again by a portion of North River Road centerline;

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3.606 (cont)

Southerly by a line at a right angle to Northern Avenue centerline at a point thereon 500 feet northerly along it from its intersection with Cross Street centerline;

Easterly by a line parallel to and 275 feet easterly of Northern Avenue;

Southerly by a line parallel to and 250 feet northerly of Cross Street centerline;

Westerly by a line parallel to and 200 feet westerly of Northern Avenue centerline;

Westerly again by a line parallel to and 600 feet westerly of North River Road centerline;

Southerly by a line parallel to and 150 feet northerly of Bowdoin Street centerline extended;

Westerly by a line parallel to and 200 feet easterly of Center Street centerline;

Northerly by a line at a right angle to Center Street centerline at a point thereon 200 feet northerly along it from its intersection with Bradman Street centerline;

Northerly again by the thread of Bobbin Mill Brook;

Westerly by a line parallel to and 750 feet westerly from the centerline of North River Road.

3.607 A tract of land westerly of Center Street between Bowdoin Street and Fair Street, more particularly bounded:

Northerly by the centerline of Fair Street extended westerly;

Westerly by a line parallel to and 500 feet westerly of Turner Street centerline;

Southerly by the northerly property line of Auburn City Farm;

Westerly by the centerline of Turner Street;

Southerly by a line parallel to and 150 feet northerly of Bowdoin Street centerline, said line extended westerly to Turner Street;

Easterly by a line parallel to and 400 feet easterly of Turner Street centerline;

Southerly by the centerline of Stetson Road;

Easterly again by a line parallel to and 200 feet westerly of Center Street centerline;

3.607 (cont)

Northerly by a line parallel to and 200' northerly of
Xivray Street centerline;

Easterly by a line parallel to and 200' easterly of
Turner Street centerline;

Southerly by a line parallel to and 200' southerly of
Colby Street centerline;

Finally easterly by a line parallel to and 200' westerly
of Center Street centerline.

- 3.608 "L" shaped finger of land along Elmwood Road and Oak Hill Road east of East Auburn village, bounded:

Northerly by a line at a right angle to Oak Hill Road centerline at a point thereon 2,100 feet northerly along said centerline from its intersection with Elmwood Road centerline;

Easterly by a line parallel to and 300 feet easterly from Oak Hill Road centerline;

Northeasterly by a line parallel to and 300 feet northeasterly from Elmwood Road centerline;

Easterly by a line at a right angle to Elmwood Road centerline at a point thereon 1,700 feet easterly from its intersection with Oak Hill Road centerline;

Southwesterly by a line parallel to and 300 feet southwesterly from Elmwood Road centerline;

Westerly by a portion of the thread of Bobbin Mill Brook;

Northerly by Fair Street in East Auburn;

Finally westerly by Oak Hill Road centerline.

- 3.609 A tract of land near the Poland Road and the Pride Road bounded:

Northeasterly by a portion of the contour line at 205 foot elevation above U.S.G.S. Datum along or near the southeasterly bank of Taylor Brook between Minot Avenue and Washington Street;

Westerly and northwesterly by a line parallel to and 150 feet easterly and southeasterly from Glendale Avenue centerline and said centerline extended;

Northeasterly by a line parallel to and 300 feet southwesterly from the Pride Road centerline;

Northwesterly by a line parallel to and 600 feet southeasterly from the Manley Road centerline;

3.609 (cont)

Southwesterly by a line at a right angle to Manley Road at a point thereon 1,000 feet southwesterly from its intersection with the Minot Avenue centerline and said line extended southeasterly across the Poland Road;

Southeasterly by a line parallel to and 150 feet southeasterly from the Poland Road centerline as it runs by the Interurban Road and by said line extended to the 205 foot contour line near Taylor Brook.

3.610 A strip of land along both sides of the Hotel Road and East Hardscrabble Road, bounded:

Easterly by a line parallel to and 500 feet easterly of Hotel Road centerline;

Northeasterly by a line parallel to and 500 feet northeasterly of East Hardscrabble Road centerline;

Southeasterly by a line parallel to and 500 feet northwesterly of the northwesterly right of way line of Washington Street;

Southwesterly by a line parallel to and 500 feet southwesterly of East Hardscrabble Road centerline;

Westerly by a portion of Hotel Road centerline;

Southwesterly by the centerline of East Hardscrabble Road and said centerline extended to the location line of the Lewiston-Auburn Railroad;

Northwesterly by a portion of the Lewiston-Auburn Railroad location line;

Northerly by a line parallel to and 300 feet southerly of the thread of the Little Androscoggin River.

3.7 Urban Single Residence Districts by the boundaries set forth below, except such land within any of said boundaries as may have heretofore been declared to be in Flood Plain District or may hereinafter be declared to be in any other kind of zoning district:

3.701 A small tract of land in west central Auburn near the crossing of Minot Avenue and Taylor Brook, bounded:

Northerly by a portion of Minot Avenue centerline;

3.701 (cont)

Easterly and southeasterly by a line parallel to and
150 feet easterly and southeasterly from Glendale
Avenue centerline extended;

Southwesterly by a line parallel to and 300 feet south-
westerly from Pride Road centerline;

Westerly by a line parallel to and 600 feet southeasterly
from Manley Road centerline;

Northerly by a short portion of a line parallel to and
300 feet southerly from Minot Avenue centerline both
sides of Pride Road;

Westerly by a 300 foot portion of a line from Minot
Avenue centerline southerly at a right angle passing
through the intersection of Pride Road centerline and
McKinnon Street centerline.

3.702 Land both sides of Minot Avenue northeasterly of Taylor
Brook, bounded;

Southwesterly by the thread of Taylor Brook;

Northwesterly by a line parallel to and 300 feet south-
easterly from Court Street centerline;

3.702 (continued)

Northeasterly and northerly by a line parallel to and 150 feet northeasterly and northerly from Fairview Avenue centerline between Court Street and Marshall Avenue;

Northwesterly by a line parallel to and 150 feet northwesterly from Marshall Avenue centerline, extended;

Northeasterly by a line parallel to and 850 feet southwesterly from Western Avenue;

Northwesterly by that portion of Minot Avenue centerline between Fourth Avenue and First Avenue;

Northeasterly by First Avenue centerline between Minot Avenue and Madison Street;

Southerly by Madison Street centerline between First Avenue and Second Avenue;

Southeasterly by the arc of Second Avenue centerline between Madison and Monroe Streets and by said arc extended southerly;

Southwesterly by a line parallel to and 150 feet southwesterly from Monroe Street centerline, extended westerly;

Southeasterly by a line parallel to and 150 feet southeasterly from Bennett Avenue centerline, extended northeasterly.

3.703 Land west of downtown between Minot Avenue and Court Street, bounded:

Northwesterly and northerly by a portion of Court Street centerline;

Generally easterly by contiguous portions of the centerlines of South Goff Street and of Minot Avenue;

Southeasterly by a portion of Minot Avenue centerline between Washington Street and a point on Minot Avenue 850 feet westerly of Western Avenue;

Finally southwesterly by a line parallel to and 850 feet southwesterly from Western Avenue between Minot Avenue and Court Street.

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3.704 Land in West Central Auburn both sides of Lake Street, bounded:

Northerly by a line parallel to and 1,250 feet northerly from Gamage Avenue centerline and by a line at a right angle to Grandview Avenue centerline at a point thereon 1,250 feet northerly along said centerline from Gamage Avenue centerline;

Easterly by a portion of a line parallel to and 150 feet easterly from Woodlawn Avenue centerline;

Northerly by a line parallel to and 300 feet northerly and northeasterly from Gamage Avenue centerline between the neighborhood of Woodlawn Avenue and the neighborhood of Wilson Street;

Northeasterly by the thread of the brook northeast of Gamage Avenue between the neighborhood of Wilson Street and the neighborhood of Dennison Street;

Southeasterly by a line parallel to and 150 feet northwesterly from Dennison Street centerline, extended;

Easterly by a line parallel to and 150 feet westerly from Goff Street centerline;

Southerly and southeasterly by Court Street centerline between the neighborhood of Goff Street and the neighborhood of Park Avenue;

Southwesterly and westerly by a line parallel to and 300 feet northeasterly and easterly from Park Avenue centerline between Court Street and Lake Street;

Southwesterly by a 300 foot portion of Lake Street centerline;

Finally westerly by a 1,250 foot portion of Park Avenue centerline from Lake Street northerly along Park Avenue.

3.705 Land both sides of Lake Street generally westerly of Park Avenue, bounded:

Northerly by a line parallel to and 200 feet northerly from Lake Street centerline opposite Sunset Avenue;

Northerly again by a line parallel to and 150 feet northerly from Parkway centerline and said line extended westerly;

(August 1932)

3.705 (continued)

Easterly by a portion of Park Avenue centerline between Lake Street and a point on Park Avenue 150 feet northerly from Parkway;

Northerly by a 300 foot portion of Lake Street centerline from Park Avenue easterly;

Easterly by a line parallel to and 300 feet easterly from Park Avenue;

Southerly and southwesterly by a line parallel to and 1,000 feet southerly and southwesterly from Lake Street centerline between a point 300 feet easterly from Park Avenue and a point 150 feet westerly of Sunset Avenue centerline;

Finally northwesterly by a line parallel to and 150 feet northwesterly from Sunset Avenue centerline, extended.

- 3.3 Urban General Residence Districts within the boundaries set forth below except so much land within said boundaries as may have been declared heretofore to be in Flood Plain Districts or as may hereinafter be declared to be in any other kind of zoning districts.

3.301 Land in New Auburn, so-called, bounded:

Northeasterly by the centerline of Riverside Drive between Dunn Street centerline and Mary Carroll Street centerline extended easterly;

Southeasterly by Mary Carroll Street centerline, and said centerline extended;

Northeasterly by a portion of Seventh Street centerline between Mary Carroll Street and Foster Avenue;

Southeasterly by a line parallel to and 150 feet southeasterly from Foster Avenue centerline;

Southwesterly by a line parallel to and 150 feet southwesterly from Loring Avenue centerline;

Southeasterly by a line parallel to and 150 feet southeasterly from South Main Street centerline;

Southerly by a line parallel to and 300 feet distant southerly from the centerline of Nineteenth Street;

(August 1932)

3.301 (continued)

Westerly by a line parallel to and 150 feet westerly from Cook Street centerline;

Southwesterly by Thirteenth Street centerline extended; between Cook Street and Mill Street;

Westerly by Pulsifer Street centerline and said centerline extended between Thirteenth Street and Sixth Street;

Northerly by a line parallel to and 300 feet southerly from Mill Street centerline, said parallel line extending from near the center point of intersection of Sixth Street and Pulsifer Street and Third Street and Dunn Street;

Finally northwesterly by a portion of Dunn Street centerline between Third Street and Riverside Drive.

Also a parcel of land adjacent to the above described parcel described as follows:

Beginning at a point which is the intersection of the centerline of Mill Street and the centerline of 13th Street; thence southeasterly by the centerline of 13th Street and an extension thereof to a line parallel to and 150 feet westerly from the centerline of Cook Street; thence southerly along this line to a line parallel to and 300 feet distant southerly from the centerline of Nineteenth Street; thence easterly along this line to its intersection with the centerline of Roy Avenue; thence southwesterly by the centerline of Roy Avenue to the junction of the centerlines of Roy Avenue and Dee Street; thence westerly by an extension of the centerline of Dee Street to the centerline of Broad Street; thence northerly and northeasterly by the centerline of Broad Street to the junction of the centerline of Broad and Mill Streets; thence northeasterly by the centerline of Mill Street to the centerline of 13th Street which is the point of beginning.

3.302 Land in downtown Auburn, bounded:

Northerly by a line parallel to and 150 feet southerly from Court Street centerline between Spring Street and High Street;

Easterly by a line parallel to and 150 feet easterly from High Street centerline;

Northerly by a line parallel to and 150 feet northerly from Drummond Street centerline between the neighborhood of High Street and Main Street;

Easterly by the 125 foot contour along the westerly bank of the Androscoggin River;

(August 1962)

3.802 (continued)

Southerly and westerly by said 145 foot contour along the bank of the Little Androscoggin River;

Northerly between said contour line and Main Street by a line drawn at right angles to Main Street at a point 100 feet southerly from the intersection of the centerline of Laurel Street with the centerline of Main Street;

Westerly by the centerline of Main Street;

Southerly by a line parallel to and 170 feet northerly from the northerly line of Academy Street;

Westerly by a portion of the High Street centerline;

Southerly by a portion of the Elm Street centerline;

Finally westerly by a line 80 feet easterly of the east line of Spring Street between Elm Street and a point 150 feet southerly from Court Street.

3.803 Land northwest of downtown Auburn, generally between Goff Street and Turner Street, more particularly bounded:

Northeasterly by Grove Street centerline and said centerline extended northwesterly;

Easterly by a portion of Center Street centerline between Grove Street and an extension of the Union Street centerline;

Southeasterly by a portion of Union Street centerline between Summer Street and Grove Street and said centerline extended northeasterly;

Southwesterly by a portion of Summer Street centerline;

Southeasterly by a line parallel to the Union Street centerline and 150 feet northwesterly therefrom between Court Street and Summer Street;

Southerly by a short portion of Court Street centerline in the neighborhood of Goff Street;

(August 1962)

3.303 (continued)

Westerly by a line parallel to and 150 feet westerly from Goff Street centerline;

Northwesterly by a line parallel to and 150 feet northwesterly from Dennison Street centerline;

Southwesterly by the thread of the brook between Dennison Street and the neighborhood of the Armory;

Finally northwesterly by a line parallel to and 150 feet northwesterly from Vining Street centerline, extended.

3.304 Land north of downtown Auburn westerly of Center Street bounded: (August 1962)

Northerly by a line parallel to and 150 feet northerly from Bowdoin Street centerline;

Easterly by a line parallel to and 150 feet westerly from Center Street centerline between a point 150 feet northerly of Bowdoin Street centerline and a point south of Lake Auburn Avenue;

Southeasterly by a line parallel to and 125 feet southeasterly from Lake Auburn Avenue centerline between Center Street and the centerline of Grove Street extended northwesterly;

Southwesterly by the centerline of Grove Street extended northwesterly;

Northwesterly by a line drawn parallel to Vining Street centerline and 150 feet northwesterly therefrom and extended northeasterly;

Finally southwesterly and westerly by a line parallel to and 300 feet easterly from the Turner Street centerline between Lake Auburn Avenue and Mount Auburn Avenue.

3.305 Land easterly of Center Street north of downtown Auburn bounded: (August 1962)

Northerly by a line parallel to and 150 feet northerly of Bowdoin Street centerline extended;

Easterly by a line parallel to and 300 feet westerly of North River Road centerline;

(August 1962)

3.305 (continued)

Southerly by a line parallel to and 350 feet southerly of
East Dartmouth Street centerline;

Westerly by a line parallel to and 150 feet easterly of
Center Street centerline.

- 3.91 General Business Districts by the boundaries set forth below except so much land within said boundaries as may heretofore have been declared to be in Flood Plain Districts or as may hereinafter be declared to be in any kind of zoning district.
- 3.911 Land westerly and easterly of Center Street north of downtown Auburn bounded:
- Northerly by the centerlines of Dartmouth Street and East Dartmouth Street;
- Easterly by a line parallel to Center Street centerline and 150 feet easterly therefrom;
- Northerly by a line parallel to and 350 feet southerly of East Dartmouth Street centerline;
- Easterly by a line parallel to and 300 feet westerly of North River Road centerline;
- Southeasterly by a line parallel to and 200 feet westerly of Northern Avenue;
- Northerly by a line parallel to and 250 feet northerly of Cross Street;
- Westerly by a line parallel to and 275 feet easterly of Northern Avenue;
- Northerly by a line at a right angle to Northern Avenue at a point thereon 500 feet northerly of its intersection with Cross Street;
- Westerly by a portion of North River Road centerline;
- Easterly by a contour line along and near the westerly bank of the Androscoggin River at 177 foot elevation above U.S.G.S. Datum;
- Southerly by a portion of the Union Street centerline extended easterly from Center Street to the 177 foot contour line near the Androscoggin River;
- Westerly by a portion of the Center Street centerline between said Union Street centerline extended and the Grove Street centerline;
- Southwesterly by Grove Street centerline and said centerline extended to a point near Lake Auburn Avenue;
- Northwesterly by a line parallel to and 125 feet southeasterly from the Lake Auburn Avenue centerline between said Grove Street centerline extended and a point near Center Street;

(August 1932)

3.911 (continued)

Westerly by a line parallel to and 150 feet westerly from the Center Street centerline between said line drawn parallel to Lake Auburn Avenue and Dartmouth Street centerline.

3.912 Land in downtown Auburn both sides of Court Street, bounded:
(August 1960)

Northeasterly by the 177 foot contour between its intersection with Union Street centerline, extended, and the Union Water Power Company dam, near the Maine Central Railroad bridge;

Southerly, easterly, northeasterly, and easterly in winding courses by the 145 foot contour between a point on the Union Water Power Company dam and a point about 150 feet north of Drummond Street near Main Street;

Southerly by a line parallel to and 150 feet northerly from Drummond Street centerline;

Westerly by a line parallel to and 150 feet easterly from High Street centerline;

Southerly by a line parallel to and 150 feet southerly from Court Street centerline;

Easterly by a line 90 feet easterly from and parallel to the east line of Spring Street;

Northerly by a portion of Elm Street centerline;

Easterly by a portion of the High Street centerline;

Northerly by a line parallel to and 170 feet northerly from the northerly line of Academy Street;

Easterly by the centerline of Main Street;

Southerly by a line drawn at right angles to Main Street at a point 100 feet southerly from the intersection of the centerline of Laurel Street with the centerline of Main Street;

Westerly and southerly by the contour line at 145 foot elevation above U. S. G. S. Datum as it follows the Lewiston-Auburn Railroad southerly embankment;

Southerly by a line at right angles to the railroad at a point where the centerline of Hutchins Street intersects the westerly line of the railroad right-of-way;

(August 1962)

3.912 (continued)

Westerly by the centerline of Hutchins Street;

Southerly by that portion of High Street centerline between Hutchins Street and Minot Avenue;

Generally westerly by Minot Avenue centerline between High Street and South Goff Street, and by South Goff Street centerline between Minot Avenue and Court Street;

Northerly by a short portion of Court Street centerline;

Northwesterly by a line parallel to the Union Street centerline and 150 feet northwesterly therefrom between Court Street and Summer Street;

Northerly by a short portion of Summer Street centerline;

Finally northwesterly by Union Street centerline and said line extended to intersect said 17' foot contour near Center Street.

3.913 Land in New Auburn, bounded:

Northwesterly, northerly and northeasterly by the Flood Plain Zones described in Sec. 3.43, 3.44 and 3.45;

Southeasterly by a portion of Dunn Street centerline between Riverside Drive and Third Street;

Southerly by a line parallel to and 500 feet southerly from Mill Street centerline, said parallel line extending between the center points of intersection of Dunn and Third Streets, and Pulsifer and Sixth Streets;

Northwesterly by a portion of Pulsifer Street centerline and said centerline extended to the Flood Plain Zone along the Little Androscoggin River near Mill and Thirteenth Street.

(August 1962)

- 3.914 A finger of land both sides of Washington Street northbound, between the neighborhood of the Little Androscoggin River and the neighborhood of Taylor Brook, more particularly bounded:

Northwesterly by a line parallel to and 50 feet southeasterly from Washington Street southbound at centerline;

Northerly by the 205 foot contour along Taylor Brook southerly bank;

Southeasterly and southerly in winding courses by the 205 foot contour along and near the westerly and northwesterly bank of the Little Androscoggin River between Taylor Brook and Washington Street southbound.

- 3.915 Land at the intersection of Minot Avenue, Manley Road, Court Street, Stevens Mills Road and Pride Road, bounded:

Northeasterly by the thread of Taylor Brook between Court Street and Minot Avenue;

Southerly by a portion of Minot Avenue centerline;

Easterly by a line at a right angle to Minot Avenue centerline passing southerly through the intersection of Pride Road and McKinnon Street centerline;

Southerly by a line parallel to and 300 feet southerly from Minot Avenue centerline;

Southeasterly by a line parallel to and 600 feet southeasterly from Manley Road centerline;

Southwesterly by a line at a right angle to Manley Road at a point thereon 1,000 feet southwesterly from its intersection with Minot Avenue centerline;

Northwesterly by a line parallel to and 300 feet northwesterly from Manley Road centerline;

Southerly by a line parallel to and 300 feet southerly from Minot Avenue centerline;

(August 1932)

3.915 (cont)

Westerly by a line at a right angle to Minot Avenue centerline at a point thereon 700 feet westerly from its intersection with Manley Road and Court Street;

Northwesterly by the thread of an inlet to Taylor Brook between Stevens Mills Road and a point near Stevens Mills School;

Northeasterly by a portion of Stevens Mills Road centerline;

Finally northwesterly by that portion of Court Street centerline between Stevens Mills Road and Taylor Brook.

3.916 A tract of land in western Auburn, on the south side of Minot Avenue, bounded:

Northerly by a portion of Minot Avenue centerline;

Easterly by a line at a right angle to Minot Avenue centerline extending southerly from its junction with Amherst Street centerline;

Northerly by a line parallel to and 250 feet southerly of Minot Avenue centerline;

Easterly by a line parallel to and 300 feet westerly of Hotel Road centerline;

Southerly by a line parallel to and 200 feet northerly of Joffre Street centerline;

Easterly by a line parallel to and 1,000 feet westerly of Hotel Road centerline;

Northerly by a line parallel to and 200 feet southerly from Giroux Street centerline;

Easterly by a line parallel to and 300 feet westerly from Hotel Road centerline;

Generally southerly by a line parallel to and 300 feet northerly from the thread of the Little Androscoggin River;

Northwesterly by the town of Poland's southeastern boundary line extended northeasterly;

3.916 (cont)

Westerly by a line at a right angle to Minot Avenue center-
line at a point thereon 3,100 feet westerly along it from
its intersection with Garfield Road centerline;

Northerly by a portion of Minot Avenue centerline;

Easterly by a line at a right angle to Minot Avenue center-
line at a point thereon 2,600 feet westerly along it from
its intersection with Garfield Road centerline;

Northerly by the CMP Co. power line which runs approximately
parallel to Minot Avenue approximately 2,120 feet southerly
of Minot Avenue;

Westerly by a line at a right angle to Minot Avenue center-
line at a point thereon 1,100 feet westerly along it from
its intersection with Garfield Road centerline.

- 3.917 Land between Washington Street southbound and Hotel Road; Little Androscoggin River and Taylor Brook, bounded:

Southeasterly by a line parallel to and 50 feet southeasterly from Washington Street southbound centerline;

Southerly by a portion of said 205 foot contour line between a point 50 feet easterly of Washington Street southbound centerline and a point on said contour line 1,000 feet air-line westerly from Washington Street southbound centerline;

Southwesterly and southerly again by a line parallel to and 300 feet northerly and northeasterly from the thread of the Little Androscoggin River between the aforesaid 1,000 foot point on said 205 foot contour line and a point east of Hotel Road, north of the Little Androscoggin River;

Westerly and northwesterly in consecutive courses by a line parallel to and 300 feet southeasterly and southerly from the centerlines of Hotel Road and the Poland Road between the Little Androscoggin River and a point near Rock Hill Avenue;

Southwesterly by a line parallel to and 150 feet northeasterly from the centerline of Poloquin Avenue;

Northwesterly by a line parallel to and 150 feet southeasterly from centerline of Court Street (Manley Road);

Southwesterly by a line parallel to and 150 feet northeasterly from the centerline of Snow Avenue;

Westerly by the centerline of the Hotel Road between said line 150 feet northeasterly from Snow Avenue and the centerline of Minot Avenue;

Northerly by the centerline of Minot Avenue between the Hotel Road and a point in the centerline of Minot Avenue 700 feet westerly from the centerline intersection of Minot Avenue and Court Street;

Easterly by a line at a right angle to Minot Avenue centerline at a point thereon 700 feet westerly from its intersection with Court Street centerline;

Northerly by a line parallel to and 300 feet southerly from Minot Avenue centerline;

Southeasterly by a line parallel to and 300 feet northwesterly from Court Street (Manley Road) centerline;

(August 1962)

3.917 (cont)

Northeasterly by a line at a right angle to Court Street (Manley Road) at a point thereon 1,000 feet southwesterly from its intersection with Minot Avenue centerline;

Northwesterly by a line parallel to and 150 feet southeasterly from the Poland Road centerline as it runs by the Interurban Road and by said line extended to the 205 contour line near Taylor Brook;

Northerly by the 205 foot contour line near Taylor Brook between the course above described and Washington Street southbound.

3.918 Land along Center Street from Dartmouth Street to East Auburn, more particularly bounded:

Northerly by the centerline of Fair Street at East Auburn and by said centerline extended westerly;

Easterly by a portion of the thread of Bobbin Mill Brook;

Northeasterly by a line parallel to and 300 feet southwesterly from Elmwood Road centerline;

Westerly by a line at a right angle to Elmwood Road centerline at a point thereon 1,700 feet easterly from its intersection with Oak Hill Road centerline;

Northerly by the centerline of Elmwood Road extended easterly;

Easterly by a line parallel to and 750 feet westerly from North River Road centerline;

Southerly by the thread of Bobbin Mill Brook;

Southerly again by a line at a right angle to Center Street centerline at a point thereon 200 feet northerly along it from its intersection with Bradman Street centerline;

Easterly by a line parallel to and 200 feet easterly of Center Street centerline;

Southerly by a line parallel to and 150 feet northerly of Bowdoin Street centerline;

Easterly by a line parallel to and 150 feet easterly of Center Street centerline;

Southerly by the centerlines of Dartmouth Street and East Dartmouth Street;

3.918 (cont)

Westerly by a line parallel to and 150 feet westerly of
Center Street centerline;

Southerly by a line parallel to and 150 feet northerly of
Bowdoin Street centerline, said centerline extended westerly;

Westerly by a line parallel to and 400 feet easterly of
Turner Street centerline;

Northerly by a portion of the Stetson Road centerline;

Westerly by a line parallel to and 200 feet westerly of
Center Street centerline;

Southerly by a line parallel to and 200 feet northerly of
Xivray Street centerline;

Westerly by a line parallel to and 200 feet easterly of
Turner Street centerline;

Northerly by a line parallel to and 200 feet southerly of
Colby Street centerline;

Westerly by a line parallel to and 200 feet westerly of
Center Street centerline.

3.919 A tract of land in southwestern Auburn, extending from the
Maine Turnpike to the Hotel Road, more particularly bounded:

Southeasterly by the Maine Turnpike location line between
its intersection with Washington Street and the Grand Trunk
Railroad location line;

Southwesterly by the Grand Trunk Railroad location line;

Northwesterly and westerly by the Hotel Road centerline;

Northeasterly by a line parallel to and 500 feet south-
westerly from the East Hardscrabble Road centerline;

Northwesterly by a line parallel to and 500 feet north-
westerly of the northwesterly right of way line of
Washington Street;

Northeasterly by the centerline of Beech Hill Road;

Southeasterly by the centerline of Washington Street.

- 3.92 Industrial Districts by the boundaries set forth below,
except so much land within said boundaries as may heretofore
have been declared to be in Flood Plain Districts, or as may
hereinafter be declared to be in any other zoning district.
- 3.921 Land south of downtown Auburn, generally between Minot Avenue
and Taylor Brook, more particularly bounded:
- Generally northwesterly by contiguous portions of Minot Avenue
centerline and of High Street centerline between First Avenue
and Hutchins Street;
- Easterly and southeasterly by the Lewiston-Auburn Railroad
location line between Hutchins Street and Taylor Brook;
- Southerly by the 205 foot contour along the northerly bank
of Taylor Brook;
- Northwesterly by a line parallel to and 150 feet southeasterly
from Bennett Avenue centerline, extended;
- Northeasterly by a line parallel to and 150 feet southwesterly
from Monroe Street centerline, extended;
- Northwesterly by the arc of Second Avenue centerline, extended;
- Northerly by Madison Street centerline between Second Avenue
and First Avenue;
- Finally westerly by First Avenue centerline between Madison
Street and Minot Avenue.
- 3.922 Land in New Auburn along the Maine Central Railroad, generally
between the Maine Turnpike and the Little Androscoggin River,
more particularly bounded:
- Southeasterly by Broad Street centerline;
- Northeasterly by a line parallel to and 750 feet southwesterly
from Witham Road centerline;
- Southeasterly by the Maine Turnpike location line between
the neighborhood of Witham Road and the neighborhood of
Washington Street northbound;
- Northwesterly and westerly by Washington Street northbound
location line between said Turnpike and Hackett Road center-
line;

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3.922 (cont)

Finally northerly, northeasterly, southwesterly, westerly, and northwesterly again, in winding courses, by the 205 foot contour along and near the southerly and southeasterly bank of the Little Androscoggin River, winding in and out across the Maine Central Railroad between Hackett Road and the intersection of said 205 foot contour with Broad Street centerline at a point some 3,200 feet northeasterly along said centerline from Witham Road.

3.923 Land west of Danville Junction, extending between the two railroads and the southeasterly side of the Maine Turnpike, bounded:

Northwesterly by the Maine Turnpike location line;

Northeasterly by the centerline of the Danville Corner Road, extended;

Southeasterly and easterly by a line parallel to and 250 feet northwesterly from the Old Danville Road centerline;

Westerly and southwesterly by the Canadian National Railroad.

3.924 Land surrounding the Auburn-Lewiston Airport, west of the Maine Turnpike, bounded:

Northwesterly by the Auburn-Poland municipal boundary line;

Northeasterly by a line parallel to and 250 feet north-easterly from Hardscrabble Road centerline, between said Auburn-Poland boundary and the Lewiston-Auburn Railroad;

Southeasterly by a 250 foot portion of said Lewiston-Auburn Railroad location line;

Northeasterly by Hardscrabble Road centerline between said Lewiston-Auburn Railroad and Hotel Road;

Easterly and southeasterly by Hotel Road centerline between Hardscrabble Road and the Grand Trunk Railroad location line;

Finally southwesterly by the Grand Trunk location between Hotel Road and the Auburn-Poland municipal boundary.

- 3.925 A tract of land in western Auburn on the southerly side of Minot Avenue west of Garfield Road, more particularly bounded:

Northerly by a portion of Minot Avenue centerline;

Easterly by a line at a right angle to Minot Avenue centerline at a point thereon 1,100 feet westerly along it from its intersection with Garfield Road centerline;

Southerly by the CMP power line which runs approximately parallel to Minot Avenue approximately 2,120 feet southerly of Minot Avenue;

Finally westerly by a line at a right angle to Minot Avenue centerline at a point thereon 2,600 feet westerly along it from its intersection with Garfield Road centerline.

- 3.93 Neighborhood Business Districts by the boundaries set forth below.

- 3.931 Land in Danville Junction at the intersection of Old Danville Road and Dunlap Street, more particularly bounded:

Northwesterly by Old Danville Road centerline, both sides of its intersection with Dunlap Street;

Northeasterly by a line parallel to and 100 feet northeasterly from Dunlap Street centerline;

Southeasterly by a line parallel to and 100 feet southeasterly from Old Danville Road centerline;

Northeasterly by Dunlap Street centerline;

Southeasterly by a line at a right angle to Dunlap Street centerline at a point thereon 300 feet southeasterly along it from its intersection with Old Danville Road centerline;

Finally southwesterly by a line parallel to and 100 feet southwesterly from Dunlap Street centerline.