

1970 with
Amendments Through
1972

CITY OF AUBURN



ZONING ORDINANCE

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CHAPTER 29 - ZONING

ARTICLE 1 - PREAMBLE

The City of Auburn is hereby divided into districts as herein-after 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 chapter.

ARTICLE 2 - DEFINITIONS

Section 2.1

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

(a) **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.

(b) **ACCESSORY USE:** The terms "accessory use" and "uses accessory thereto" shall include only the following unless further qualified in the text of this chapter.

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.

(c) **BUILDING:** The word "building" shall include the word "structure", unless the content unequivocally indicates otherwise.

(d) **DWELLING, ONE-FAMILY:** A dwelling unit singly and apart from any other building and intended and designed to be occupied and used exclusively for residential purposes by one family.

(e) **DWELLING, TWO-FAMILY:** A free-standing building intended and designed to be occupied and used exclusively for residential purposes by each of not more than two families.

(f) **ERECTED:** The word "erected" shall include the words "built", "constructed", "reconstructed", "enlarged" and "moved".

(g) **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.

(h) **HABITABLE SPACE:** That area within a dwelling which has headroom of not less than 7 feet when measured vertically upward from the finished floor, provided that any such area 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, basement room, garage or other form of accessory structure attached to such dwelling shall not be counted in any measure of habitable space.

(i) **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.

(j) **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.

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(k) **MOBILE HOME:** A moveable dwelling unit not more than 18 feet in width when assembled designed for stationary year-round occupancy and which is not limited to movement upon stationary wheels or tracks.

(l) **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.

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(m) **OFFICE TRAILER:** A moveable vehicle or structure designed for year-round or temporary occupancy for purposes of conducting a commercial enterprise or other activity of a non-residential nature.

(n) 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.

*** (o) STREET: A public way laid out and established by the State of Maine, County Commissioners of the County of Androscoggin, or accepted by the municipal officers of the City of Auburn or (2) a way as to which a petition for improvements has been allowed under the provisions of section 204 of chapter 23 of these ordinances or (3) a way on a plan of a subdivision duly approved by the Planning Board.

(p) SUMMER CAMPS: Dwelling units intended for and actually used for dwellings only during the months of May, June, July, August and September or other periods of vacation or weekends.

** (q) TRAILER HOME: A travel trailer, camping trailer, or other similar vehicle capable of being hauled by a passenger automobile or light truck and designed primarily for temporary occupancy for recreational purposes or other seasonal use.

(r) YARD, FRONT: An open space extending across the entire width of a lot along its street frontage line from 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.

(s) YARD, REAR: 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.

(t) YARD, SIDE: 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.

Section 2.2 Institutional Uses Defined ****

The following terms representing institutional uses shall have the following meanings:

(a) A "hospital" is an establishment devoted to medical or surgical care of sick or injured persons.

(b) A "nursing home", also known as a "convalescent home" or "rest home", is an establishment principally devoted to offering non-intensive nursing care and board to persons who are chronically ill, infirm because of age or disabling physical or mental defect or disease, or convalescing from illness or surgery.

(c) A "boarding home" is an establishment principally devoted to offering board and room and occasional practical nursing service to persons who are inhibited in the performance of ordinary household tasks because of age, illness, or other physical or mental disease or defect.

****Amended: March 16, 1970
 *** Amended: June 7, 1971 **Amended: November 16, 1970

ARTICLE 3 - Mobile Homes

Section 3.1 Use of Mobile Homes, Trailer Homes, and Office Trailers Restricted

The use of mobile homes, trailer homes, and office trailers is prohibited except as follows:

- (a) In mobile home courts.
- (b) As farm residences for farm labor or management on the farm where actually employed and only for the period of such employment.
- (c) As a field headquarters or office space on construction sites for persons or firms actually engaged in construction work.
- (d) As office space for persons or firms actually engaged in the business of selling mobile homes and trailer homes.
- (e) As living quarters for construction workers located on or within one quarter of a mile from the construction site on which they are employed. Such occupancy shall be limited to the period during which construction is in progress.
- (f) As temporary living quarters for persons whose need arises from emergency resulting from loss of their homes through accident, natural disaster, or other physical causes. The period of occupancy permitted by this sub-section shall be limited to 6 months together with any additional period during which a valid building permit for construction of replacement living quarters may be in effect.
- (g) As temporary office space for a business enterprise during the period in which permanent office space is being constructed as to which a valid building permit has been issued.
- (h) As temporary living quarters for employees of itinerant businesses such as carnivals during the period when such businesses are actually being conducted within the city and in no case for longer than 30 days.

Section 3.2 "Use" of mobile homes and trailer homes defined

"Use" of mobile homes or trailer homes is hereby defined to mean occupancy while in a parked position for any purpose for which a private residence may be used including storage.

Section 3.3 "Reserved"

Section 3.4 Parking of Mobile Homes

Off-street parking of any mobile home, office trailer, or trailer home which is more than 8½ feet wide or 25 feet long while not in use as herein provided for more than 72 hours unless

* Section 3.4 Parking of Mobile Homes (Cont'd.)

inside a garage or other enclosed structure is prohibited except in forest and farming, flood plain, and rural residence districts or except where such mobile homes are being exhibited for sale by one who is in the business of selling mobile homes. In Zones where such parking is permitted, mobile homes shall nevertheless be located so as to be obscured from ordinary view from any public highway.

* AMENDED: November 16, 1970

* ARTICLE 4 - BUILDINGS AND USES PERMITTED

Section 4.1 General

(a) In the zoning districts specified in the appendix to this chapter, the designated buildings and alterations and extensions thereof and buildings accessory thereto and the designated uses of land, of buildings and of parts of land or buildings and the uses accessory thereto are permitted. Except as provided in this chapter, 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.

(b) 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 chapter 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.

(c) 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.

Section 4.2 Continuance of Non-conforming Building or Use

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.

Section 4.3 Change of Extension of Non-conforming Building or Use

Except for a purpose permitted in the zoning district in which such building or use is situated, or 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 Article 9 of this chapter:

- (a) A lawfully non-conforming use shall not be changed, extended or enlarged;
- (b) A lawfully non-conforming residential building may not be enlarged beyond the size permitted by side line, yard, and height limitations generally in effect for buildings in said zone, not beyond the size limitations for residential buildings contained in any other provision of law;
- (c) A lawfully non-conforming building, other than a residential building, may not be extended or enlarged.

Section 4.4 Non-conforming Use, Change of

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.

Section 4.5 Non-conforming Use, Lapse

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 Article 9 of this chapter, as a variance, not as an exception.

Section 4.6 Non-conforming Use, Damage to Building

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 Article 9 of this chapter, as a variance, not as an exception. A residence building on a full foundation in a Farm & Forest zone shall not be deemed non-conforming for the purpose of this paragraph.

Section 4.7 Signs

In all districts, the following signs shall be permitted:

- (a) A single sign not over two square feet in area describing a home occupation located therein.
- (b) A single real estate sign not over 8 square feet in area relating to the sale, rental or lease of the premises.
- (c) Bulletin boards of 24 square feet or less on premises of public, charitable or religious institutions.
- (d) Temporary signs relating to construction projects provided they are removed within 3 months after the completion of the project.
- (e) Memorial signs or tablets, names of buildings and date of erection when cut into masonry, bronze, or other non-combustible material.
- (f) 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.
- (g) On premises church signs.
- (h) Professional name plates not exceeding 8 square feet.
- (i) A maximum of 2 signs describing farm products. The display area of each sign shall not exceed 20 square feet, except that a single double-faced sign may be erected with a display area not to exceed 20 square feet on each side.

Section 4.8 Signs, Off Premises

Signs in General Business Districts, Neighborhood Business Districts and Industrial 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 off-premises signs in accordance with the following:

- (a) Signs shall be limited to 3 in number anywhere within the city limits of Auburn, where permissible, for any one business venture.
- (b) Signs shall not exceed 72 square feet each.

Section 4.9 Signs, Wall

Wall signs shall be permitted.

Section 4.10 Signs, Projecting and Wall

(a) Projecting signs and ground signs shall be permitted providing their aggregate area for any one premise shall not exceed 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.

(b) 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.

Section 4.11 Roof Signs

Roof signs shall be permitted.

Section 4.12 Flood Plain Districts, Uses Permitted

(a) No alteration of the natural contour of the land by grading or filling for any purpose shall be allowed except with the permission of the Planning Board.

(b) No building of any kind shall be erected except commercial buildings where adjacent to General Business zones which shall be allowed if:

- 1) The density of structural materials shall be such that under high water conditions said material shall not float in water;
- 2) 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;
- 3) 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 as determined by the Planning Board.

- 4) 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, set back limitations, all corresponding to the requirements in the zone indicated by the use intended;
- 5) Such proposed construction will not be detrimental to the public health, safety, convenience and welfare.

(c) Subject to the restrictions set out above, land may be used for any woodland, grassland, marshland, agricultural or horticultural purposes.

Section 4.13 Uses Permitted in Forest & Farming Districts

The following uses are permitted in Forest & Farming Districts:

(a) Farming of field crops, row crops, orchards, truck gardens, plant and tree nurseries, greenhouses, woodlands, pastures and fields with all land, building equipment and machinery and buildings accessory to the same including but not limited to the following: barns, sales, service, and storage of farm equipment and machinery; processing, handling, storage and sale of agricultural produce, services and supplies.

(b) Poultry farms, cattle farms, dairy farms, stud farms, piggeries, sheep ranches, other animal farms including farms for raising fur-bearing animals, licensed kennels and licensed veterinarians, and animal shelters or animal rescue facilities on farms each not less than 2 acres land area, (excluding any water bodies of one-quarter acre surface area or larger).

(c) Summer camps and bonafide farm residences required for farm labor or management but no other year-round dwellings by new construction not by conversion of non-residential structures.

(d) Outdoor recreational uses of land with such accessory buildings as may be required provided approval of the Planning Board is first obtained. Such approval shall be based on the following terms and conditions:

- 1) Submission of a written statement of the proposed use.
- 2) Submission of 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.

Section 4.14 Uses Permitted in Rural Residence Districts

The following uses are permitted in Rural Residence Districts:

- (a) All uses permitted in Forest & Farming Districts.
- * (b) Schools, libraries, museums, churches, and all municipal uses.
- (c) Radio, radar, television or radio-telephone transmitting or broadcasting towers but not studios nor offices for such transmitting or broadcasting, provided, however, that permission is first obtained from the Zoning Board of Appeals in the manner set out in Article 9 of this chapter.
- (d) One family dwellings, 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. on each floor.
- (e) Any one-family dwelling erected prior to January 1, 1958 may be converted to accommodate not more than two families provided the application for a building permit for such conversion shall show 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 will retain substantially the appearance and character of a one-family dwelling.

(f) Renting rooms for dwelling purposes or furnishing table board to not more than 4 persons not members of the family resident in a dwelling so used, providing 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 agriculture workers on or near the premises where employed for the duration of the season employed.

- ** (g) Hospitals, nursing homes, and boarding homes shall be allowed only upon the granting of an exception by the Board of Appeals fulfilling the specific requirements of adequate off-street motor vehicle parking and adequate fire equipment access and fulfilling the other provisions for exceptions under the Zoning Ordinance.

Section 4.15 Uses Permitted in Suburban Residence Districts

The following uses are permitted in Suburban Residence Districts:

- * (a) Schools, libraries, museums, churches and municipal uses.
- (b) Radio, radar, television or radio-telephone transmitting or broadcasting towers, but not studios nor offices for such transmitting or broadcasting, provided, however, that permission is first obtained from the Zoning Board of Appeals in the manner set out in Article 9 of this chapter.
- (c) Farming of field crops, row crops, orchards, truck gardens, plant and tree nurseries and greenhouses.
- (d) Any licensed kennel or licensed veterinarian or any animal shelter or animal rescue facility may keep more than three animals or birds or pets of persons other than those of the family resident provided that the lot is of at least three acres.
- (e) Not more than a combined total of 100 poultry or game birds, nor more than a combined total of 25 animals may be kept provided that lot is at least 3 acres excluding water bodies of one-quarter acre surface area or larger. For purposes of determining the number of animals kept, household pets of the resident family shall not be counted. This paragraph shall not apply to or limit the expansion of presently operating animal or poultry farms of 15 acres or more.

* Revised: July 21, 1969

** Amended": Dec. 21, 1970

- (f) One-family dwellings, 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 $1\frac{1}{2}$ 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. on each floor.
- (g) Any one-family dwelling erected prior to January 1, 1958 may be converted, to accomodate not more than two families provided the application for a building permit for such conversion shall show 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.
- (h) Renting rooms for dwelling purposes or furnishing table board to not more than 4 persons not members of the family resident in a dwelling 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 agriculture workers on or near the premises where employed for the duration of the season employed.
- * (i) Mobile Home parks subject to the requirements of Chapter 23 (subdivisions).

- *** (j) Hospitals, nursing homes, and boarding homes shall be allowed only upon the granting of an exception by the Board of Appeals fulfilling the specific requirements of adequate off-street motor vehicle parking and adequate fire equipment access and fulfilling the other provisions for exceptions under the Zoning Ordinance.

Section 4.16 Uses Permitted in Urban One-Family Residence Districts

The following uses are permitted in Urban One-Family Residence Districts:

- * (a) Schools, libraries, museums, churches and municipal uses.
- (b) Radio, radar, television or radio-telephone transmitting or broadcasting towers, but not studios nor offices for such transmitting or broadcasting, provided, however, that prior permission is first obtained from the Board of Appeals in the manner set out in Article 9 of this Chapter.
- (c) Farming of field crops, row crops, orchards, truck gardens, plant and tree nurseries and greenhouses.
- (d) Any licensed kennel or licensed veterinarian or any animal shelter or animal rescue facility may keep more than three animals or birds or pets of persons other than those of the family resident on such lot, provided that the lot is at least 3 acres.
- (e) One family dwellings, provided each such dwelling shall contain not less than the following net floor areas of habitable space.

* Revised: July 21, 1969

*** Revised: 12/21/70

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 each floor.

(f) Any one-family dwelling erected prior to January 1, 1958, may be converted to accomodate not more than two families provided the application for a building permit for such conversion shall show 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 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.

* (g) Hospitals, nursing homes, and boarding homes shall be allowed only upon the granting of an exception by the Board of Appeals fulfilling the specific requirements of adequate off-street motor vehicle parking and adequate fire equipment access and fulfilling the other provisions for exceptions under the Zoning Ordinance.

Section 4.17 Uses Permitted in Urban General Residence Districts

The following uses are permitted in Urban General Residence Districts:

- (a) Schools, libraries, museums, churches and municipal uses.
- (b) Radio, radar, television or radio-telephone transmitting or broadcasting towers but not studios nor offices for such transmitting or broadcasting, provided, however, that prior permission is first obtained from the Board of Appeals in the manner set out in Article 9 of this chapter.
- (c) Farming of field crops, row crops, orchards, truck gardens, plant and tree nurseries and greenhouses.

* Amended: 12/21/70

(d) Any licensed kennel or licensed veterinarian or any animal shelter or animal rescue facility may keep more than 3 animals or birds or pets of persons other than those of the family resident on such lot, provided the lot is at least 3 acres.

(e) One-family, two-family, three-family and four-family dwellings, Multi-family and vertical apartments are permitted provided they are inside the fire limits.

(f) One-family 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 $1\frac{1}{2}$ -story, not less than 600 sq.ft. area 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. on each floor.

* (g) Horizontal row houses and garden apartments containing more than two horizontal units shall be allowed only upon the granting of an exception by the Board of Appeals fulfilling the provision for exceptions under the Zoning Ordinance. Before granting such exception, the Board of Appeals shall refer the appeal application to the Planning Board at least ten days before the regular monthly meeting of the Planning Board for a report. The Planning Board report shall be considered informational in character and shall take into consideration the site plan, the effect of the appeal proposal upon the character of the neighborhood, and any other pertinent data in respect to the comprehensive plan of the City of Auburn. The Planning Board report shall be submitted to the Board of Appeals for its consideration no later than five days after the regular monthly meeting of the Planning Board.

(h) 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, providing 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 agriculture workers on or near the premises where employed for the duration of the season employed.

(i) Hospitals, nursing homes, and boarding homes shall be allowed only upon the granting of an exception by the Board of Appeals fulfilling the specific requirements of adequate off-street motor vehicle parking and adequate fire equipment access and fulfilling the other provisions for exceptions under the Zoning Ordinance.

* Amended: 11/16/70

** Amended: 12/21/70

- * (j) Off-street parking provided that such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same zone and provided further that such use be approved by the Board of Appeals as an exception subject to the requirements of section 9.5 of this chapter. In approving any such use, the Board of Appeals may impose such reasonable conditions regarding fencing and screening, drainage, ingress and egress, signs and lighting, and total capacity of the parking area as it deems necessary to protect the residential character of the neighborhood. Upon receipt of any such application, the Building Inspector shall refer it to the Planning Board for a report as to the prospective effect of the proposed parking area upon the residential character of the neighborhood having particular reference to the factors set forth above, and any other pertinent information arising out of the comprehensive plan of the City of Auburn. If no meeting of the Planning Board is scheduled prior to the Board of Appeals hearing on the application, such report shall be given by the City Planner. If no report has been received by the Board of Appeals prior to the hearing, it may act without it.

Section 4.18 Uses Permitted in Neighborhood Business Districts

The following uses are permitted in Neighborhood Business Districts:

- (a) Stores for the retail sale of food, drugs and other articles or commodities for use and consumption in neighboring households; offices or premises for personal and professional services and one automobile lubricating and gasoline filling stations. Automobile repair garages and automobile sales places shall not be permitted.

Section 4.18 Uses Permitted in Neighborhood Business Districts

The following uses are permitted in Neighborhood Business Districts:

- (a) Stores for the retail sale of food, drugs and other articles or commodities for use and consumption in neighboring households; offices or premises for personal and professional services and one automobile lubricating and gasoline filling stations. Automobile repair garages and automobile sales places shall not be permitted.
- (b) Off-street parking shall be provided with each building erected or altered for non-dwelling uses in the ratio of not less than 4 sq.ft. 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 2 sq.ft. 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.
- (c) No loading platforms or receiving doors shall be located on the street side of any retail store or other commercial building unless such platforms or receiving doors be located not less than 60 feet from the side line of any street.
- (d) Churches, schools, libraries, museums, local passenger stations and municipal or other public or civic buildings.
- (e) One-family, two-family, three-family, and four-family dwellings.
- (f) One-family dwellings 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 each floor.
- (g) Uses of land or of buildings customarily incident to and accessory to the foregoing, provided such uses shall not be noxious, injurious, offensive, dangerous or detrimental to the neighborhood.

Section 4.19 Uses Permitted in General Business Districts

The following uses are permitted in General Business Districts:

(a) 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.

(b) Banks, business offices, professional offices, personal service premises, local passenger stations, governmental offices, and municipal, civic or public service buildings.

(c) Hall, club, theatre or other place of amusement or assembly; restaurant, dining room or lunch room.

(d) 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.

(e) Motels shall be allowed only after approval by the Planning Board of plans and specifications to be submitted by the applicant.

1. 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.

2. 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.

3. 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.

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

(g) One-family, two-family, three-family, and four-family dwellings, provided they are beyond the limits of the Fire Zone.

(h) One-family dwellings 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. on each floor.

(i) Off-street parking as a commercial use provided that such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same zone and provided further that such use be approved by the Board of Appeals an exception subject to the requirements of section 9.5 of this chapter. In approving any such use, the Board of Appeals may impose such reasonable conditions regarding fencing and screening, drainage, ingress and egress, signs and lighting, and total capacity of the parking area as it deems necessary to protect the character of the neighborhood. Upon receipt of any such application, the Building Inspector shall refer it to the Planning Board for a report as to the prospective effect of the proposed parking area upon the character of the neighborhood having particular reference to the factors set forth above, and any other pertinent information arising out of the comprehensive plan of the City of Auburn. If no meeting of the Planning Board is scheduled prior to the Board of Appeals hearing on the application, such report shall be given by the City Planner. If no report has been received by the Board of Appeals prior to the hearing, it may act without it.

Section 4.20 Uses Permitted in Industrial Districts

The following uses are permitted in Industrial Districts:

(a) 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 objectional characteristics.

- * (b) Schools, libraries, museums, churches, hospitals, and municipal uses.
- (c) Radio, radar, television or radio-telephone transmitting or broadcasting towers, but not studios nor offices for such transmitting or broadcasting, provided, however, that prior permission is first obtained from the Board of Appeals in the manner set out in Article 9 of this chapter.
- (d) Farming of field crops, row crops, orchards, truck gardens, plant and tree nurseries and greenhouses, including farm dwellings on premises actively farmed.
- (e) Banks, post offices, telephone exchanges or telephone business offices, local bus passenger stations, airports, and governmental buildings.
- (f) 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, diners, restaurants, retail food stores, but not other retail stores of any kind.

* Revised: July 21, 1969

(g) Motels shall be allowed only after approval by the Planning Board of plans and specifications to be submitted by the applicant.

1. 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.

2. 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.

3. 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.

(h) Junk yards and automobile graveyards.

(i) No loading platforms or receiving doors shall be located on the street side of any retail store or other commercial building unless such platforms or receiving doors be located not less than 60 feet from the side line of any street.

ARTICLE 5 - LOT AREA AND LOT WIDTH REQUIRED AND SPECIFIC EXCEPTIONS

Section 5.1 Minimum Area Determined

In determining the minimum area of lot required in any zoning district, any land within the lines of the street upon which such lot abuts shall not be included, even if the fee to such street is in the owner of the lot.

Exception: If a lot at a street corner is bounded in part by a curved exterior street line not more than eighty (80) 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 said line were extended. If such curved line is more than eighty (80) feet in length, the minimum area required in such lot shall be measured and computed entirely within the lines bounding such lot.

Section 5.2 Subdivision

No lot shall be subdivided or reduced in area in any manner unless said lot (s) thereafter fulfill the lot area, lot width, and yard space requirements of this chapter. If land be subdivided, conveyed, divided 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 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.

Section 5.3 Forest & Farming Districts

In Forest & Farming Districts, no building shall 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 at the street frontage.

Exception: A summer camp may be erected on a lot containing not less than 22,500 square feet and not less than 100 feet in the least dimension unless such lot was duly recorded on or before September 14, 1960 and can be shown to be of adequate size to properly provide for required yard space and sewage disposal facilities.

5.4 Rural Residence Districts

In Rural Residence Districts, no building shall 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 at the street frontage.

A Summer camp may be erected on a lot containing not less than 22,500 square feet and not less than 100 feet in the least dimension unless such lot was duly recorded on or before September 14, 1960, and can be shown to be of adequate size to properly provide for required yard space and sewage disposal facilities.

Section 5.5 Suburban Residence Districts

In Suburban Residence Districts, no building shall be erected except on a lot containing not less than 22,500 square feet area and not less than one hundred and fifty (150) feet width at the street frontage.

In Suburban Residence Districts bordering a Great Pond, no sewerage effluent or sewerage disposal field shall be allowed within 500 feet of the high water mark of a Great Pond or within 500 feet of a water course leading to or emptying into a Great Pond.

In a Suburban Residence District bordering a Great Pond within 500 feet of high water mark, a summer camp or year round residence may be erected on a lot containing not less than 22,500 square feet and not less than 100 feet in the least dimension provided the foregoing area and dimension requirement shall not apply to a lot of record on or before September 14, 1960.

In a Suburban Residence District bordering a Great Pond, conversion of existing camps to a year round use as permanent dwellings will be allowed only on appeal to the Zoning Board of Appeals and when lots can be shown to be of adequate size to properly provide for required yard space and sewerage disposal facilities.

Section 5.6 Urban One-Family Residence Districts

In Urban One-Family Residence Districts, no building shall be erected except on a lot containing not less than 10,000 square feet and not less than one hundred (100) feet width at the street frontage.

Section 5.7 Urban General Residence Districts

In Urban General Residence Districts, outside the Fire Zone as defined in the Auburn Building Code, as amended, for each building erected, there shall be provided lot areas as follows:

- (a) Buildings housing one family: 10,000 square feet minimum lot area, not less than 100 feet width at street frontage;
- (b) Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width at street frontage;
- (c) Buildings housing three families: 15,000 square feet minimum lot area, not less than 100 feet width at street frontage;
- (d) Buildings housing four families: 17,500 square feet minimum lot area, not less than 150 feet width at street frontage;
- (e) Multi-family, vertical, fire resistant apartment buildings inside Fire Zone as defined in the Auburn Building Code, as amended: 10,000 square feet for the first apartment and 2,500 square feet additional for each department.

Section 5.8 General Business Districts

In General Business Districts, each lot recorded after September 14, 1960 shall contain not less than twenty-two thousand five hundred (22,500) square feet and not less than one hundred twenty-five (125) feet at the street frontage, and not more than thirty (30) percent of the total area shall be covered by buildings.

The requirements as to lot area, lot width and the portion of lot coverable by buildings shall apply to undersized lots adjacent to each other under one ownership if the collective area of these undersized lots is as large or larger than required in this section. The requirements of this section shall not apply to individual lots not adjoined by other land of the same owner provided the lots are less than required by this section and were lawfully laid out and duly recorded prior to September 14, 1960.

Section 5.9 Industrial Districts

In Industrial Districts, each lot recorded after September 14, 1960, shall contain not less than forty thousand (40,000) square feet area and not less than one hundred and fifty (150) feet width at the street frontage, and not more than twenty (20) percent of the total area of any such lot may be covered by buildings.

The requirements as to lot area, lot width, and the portion of lot coverable by buildings shall apply to undersized lots adjacent to each other under one ownership if the collective area of these undersized lots is as large or larger than required in this section. The requirements of this section shall not apply to individual lots not adjoined by other land of the same owner provided the lots are less than required by this section and were lawfully laid out and duly recorded prior to September 14, 1960.

Section 5.10 Resident Zone Exception

Exception: In any resident zone, the lot area and lot width requirements shall not apply to any lot used for a building to house not more than two families if such lot contains less area or is of less width than required by paragraphs 5.4, 5.5, 5.6 and 5.7 and if such lot was lawfully laid out and duly recorded by plan or deed prior to September 14, 1960. However, the requirements as to lot area, lot width and the portion of lot coverable by building shall apply to undersized lots adjacent to each other under one ownership if the collective area of these undersized lots is as large or larger than required.

ARTICLE 6 - YARD SPACE REQUIRED

Section 6/1 Residence Districts

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, and only as a variance under Article 9 of this chapter.

Section 6.2 Urban One-Family Residence, Urban General Residence, Suburban Residence, Rural Residence and Forest & Farming:

- (a) There shall be behind every building a rear yard having a minimum depth of 25' or 25% of the average depth of lot, whichever is less.

- (b) Side - There shall be minimum distance of 5' between any building and the side property line plus the side yard set back shall be increased 1' for every 5' or part thereof increase in street frontage over 50' to a maximum of 15' for side yard set back.
- (c) Front - There shall be in front of every building a front yard having a minimum depth of 25' provided that no front yard need be any deeper than the average depths of the front yards on the lots next thereto on either side. A vacant lot or a lot occupied by a building with a front yard more than 25' shall be considered as having a front yard 25' deep. If average depth of lot is less than 100', the front yard need be no deeper than 25% of the average depth of the lot.

Section 6.3 General Business and Neighborhood Business

- (a) Rear - There shall be behind every building a rear yard having a minimum depth of 35' or 20% of the average depth of the lot, whichever is less.
- (b) Side - There shall be a distance of 5' between any building and the side property line, plus the side yard set back shall be increased 1' for every 4' or part thereof increase in street frontage over 49' to a maximum of 25' for side yard set back.
- (c) Front - There shall be in front of every building a front yard having a minimum depth of 25' or 15% of the average depth of the lot, whichever is less. No front yard need be any deeper than the average depth of front yards on the lots next thereto on either side. A vacant lot or a lot occupied by a building with a front yard with more than 25' shall be considered as having a front yard of 25'.
- (d) Where the requirements of a railroad siding exists, the open yard space regulations as set forth are disregarded for the side(s) of the building requiring the siding. The engineering requisites for a safe and properly designed siding and building set back acceptable to the railroad shall take precedence.

(e) Any yard space or area required to be kept open and unbuilt on may be used, if otherwise lawful, for off-street automobile parking, 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 property line that abuts land residentially zoned.

Section 6.4 Industrial

- (a) Rear - There shall be behind every building a rear yard having a minimum depth of 50' or 20% of the average depth of the lot whichever is less.
- (b) Side - There shall be a minimum distance of 5' between any building and the side property line plus the side yard set back shall be increased one (1) foot for every three (3) feet or part thereof increase in street frontage over sixty-three (63) feet to a maximum of thirty-five (35) feet for side yard set back.
- (c) Front - There shall be in front of every building a front yard having a maximum depth of thirty-five (35) feet or 15% of the average depth of the lot whichever is less. No front yard need be any deeper than the average depth of front yards on the lots next thereto on either side. A vacant lot or a lot occupied by a building with a front yard having more than thirty-five (35) feet shall be considered as having a front yard of thirty-five (35) feet.
- (d) Where the requirements of a railroad siding exists, the open yard space regulations as set forth are disregarded for the side(s) of the building requiring the siding. The engineering requisites for a safe and properly designed siding and building set back acceptable to the railroad shall take precedence.
- (e) Any yard space or area required to be kept open and unbuilt on may be used, if otherwise lawful, 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 property line that abuts land residentially zoned.

(f) Any yard space or area required to be kept open and unbuilt on may be used, if otherwise lawful, 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) per cent of the lot; also a green strip as described in 6.4(e).

ARTICLE 7 - BUILDING HEIGHTS PERMITTED

Section 7.1 Residence Districts & BUSINESS DISTRICTS

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.

Section 7.2 Urban General Residence Districts

In Urban General Residence Districts inside the Fire Zone as defined by the Auburn Building Code, as amended, multifamily vertical apartment structures erected after the effective date of this chapter shall not exceed six stories or seventy-five (75) feet in height.

No wood frame or timber dwelling structures existing within said Fire Zone on the effective date of this chapter shall thereafter be increased in height, and the Board of Appeals shall not entertain any appeal for any such height increase.

Section 7.3 Neighborhood Business Districts and General Business Districts

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.

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.

Section 7.4 Industrial District

In Industrial District, buildings shall not exceed forty-five (45) feet in height.

Section 7.5 Limitations (Application)

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 or 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.

ARTICLE 8 - EARTH MATERIALS REMOVAL REGULATIONS

Section 8.1 Removal Permit, Application, Hearing and Notice

(a) 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 or is otherwise permitted under this chapter.

(b) 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:

- 1) Extent of time.
- 2) Area and depth of excavation.
- 3) Steepness of slopes excavated.
- 4) Distance between edge of excavation and neighboring properties or ways.
- 5) Temporary or permanent drainage in a manner to be approved by the City Engineer.
- 6) 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.

- 7) 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,
- 8) 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.

(c) No such permit shall be issued except upon written application therefor to the Planning Board not until after a public hearing by the Planning Board on such application.

(d) 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.

(e) 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.

Section 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.

Section 8.3 Earth Removal Exceptions

(a) 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.

(b) 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.

(c). 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.

(d) 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 chapter 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 chapter.

ARTICLE 8A - SWIMMING POOL

1.1 Swimming Pool Defined.

For purpose of this article, a swimming pool is defined as any outdoor man-made receptacle or excavation having a surface area of 250 square feet, or more, designed to hold water to a depth of at least 24 inches, primarily for swimming or bathing whether in the ground or above the ground.

1.2 Permit Required.

No person or firm shall begin construction of or erect a swimming pool without first obtaining a building permit. The Building Inspector shall issue a permit only after satisfying himself from plans or specifications presented by the applicant that the proposed swimming pool will conform with the requirements of this article.

1.3 Pools to be kept enclosed.

Every swimming pool shall be enclosed by a fence or wall at least 5 feet in height, and constructed so as to exclude children, which shall have no openings larger than four inches in the least dimension. Any building or related structure may be included as a part of the required enclosure. Any inaccessible banking of earth, or any body of water, either of which cannot be traversed readily on foot shall be considered a part of the enclosure. All gates and doors opening through the enclosure shall be equipped with a self-closing and self-latching device for keeping the gate or door securely latched at all times when not in use.

1.4 Set-back requirements

No swimming pool shall be constructed closer to the side, rear, or front lines of any lot than would be permitted for buildings or other structures by other provisions of this chapter.

1.5 Fences Required for Existing Pools

Any swimming pool constructed or erected prior to the effective date of this ordinance shall be fenced or enclosed in accordance with the provisions of this article by September 1, 1968.

ARTICLE - 3 - BOARD OF APPEALS AND ADJUSTMENT

* Section 9.1 Board of Appeals: Composition and Procedure

(a) There shall be a Board of Appeals consisting of seven members to be appointed by the City Council. Each member shall be a resident of the City of Auburn and shall not be an employee of the City of Auburn. The Board of Appeals shall have jurisdiction over appeals from decisions of the Building Inspector under the Building Code and the Zoning Ordinance, from the Housing Inspector under the Housing Code, and from the Fire Chief under the Fire Code.

(b) The five present members of the Board of Appeals shall serve for the remainder of their terms and their successors shall serve for terms of five years apiece. The present associate member of the Board shall become a full member and shall serve for the remainder of his present term. His successor shall be appointed to serve for a term of five years. A seventh member of the Board shall be appointed to serve for a term of five years. Present members of the Board may be reappointed. Members of the Board shall continue to serve until their successors are appointed and qualified.

(c) The members of the Board of Appeals shall elect annually from among their number a Chairman and a Secretary.

(d) The Board shall adopt, and may from time to time amend, rules and regulations to govern the conduct of its business. The Board shall keep a record of the evidence presented to it in each proceeding including the vote in each case and the reasons for its decision. Where the members of the Board disagree as to the reasons for the decision reached, their reasons shall be separately stated.

(e) Four members shall constitute a quorum at any meeting. Except in case of emergency, any member unable to attend a meeting of the Board shall so notify the Chairman and the Building Inspector no less than forty-eight hours before the scheduled time of the meeting. At every meeting the Board shall note the reasons for the absence of any member and whether or not such absence was excused by the Chairman in advance of the meeting. Any member missing three consecutive meetings of the Board without prior excuse from the Chairman shall be deemed to have resigned from the Board effective upon the date that notice of this fact is given in writing to the City Council by the Chairman of the Board.

(f) All petitions for appeal shall be filed, notice thereof given, and proceedings of the Board with respect thereto conducted in the manner hereafter provided with respect to zoning appeals unless the application of such provisions would obviously be inappropriate or where specifically otherwise provided in these ordinances. In any case involving an administrative appeal which does not concern zoning in which application of the provisions of this chapter governing the conduct of such appeal would be inappropriate, the Board shall provide by rule for an alternative method of proceeding.

Section 8.2 Appeal Procedure

- * (a) Written petitions for appeal signed by any party in interest shall be filed in duplicate in the office of the Building Inspector together with a fee of \$25.00 within thirty days from the date of the decision or order appealed from in any case involving a zoning appeal. The Building Inspector shall forward to the City Planner, the Chairman of the Planning Board, and the City Solicitor one copy of such petition. The City Planner or, in his absence, the Chairman of the Planning Board, shall forward to the Board of Appeals as soon as possible any pertinent city planning information in his possession bearing on such appeal. The City Solicitor shall forward to the Board of Appeals as soon as possible any pertinent legal information bearing on such appeal. Where no such information is received by the Board of Appeals by the time of the meeting at which such appeal is scheduled to be heard, it shall be presumed that none was available at that time. In any case in which such planning information is received, it shall be read aloud at the public hearing an opportunity afforded for comment by those interested in the appeal.
 - (b) On each such petition, the Board shall hold a public hearing.
 - * (c) Notice of the time, date, place and subject of each such hearing shall be given by publication in a newspaper of general circulation in the City of Auburn on two separate dates not more than twelve nor less than three days before the date of such hearing.
 - (d) 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
- * Amended 11/20/72

continued on next page

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.

(e) The right to proceed under any variation from or exception to the terms of this chapter, 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.

(f) 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.

(g) All the foregoing shall be public records.

Section 9.3 Appeal and Adjustment

(a) Appeal shall lie from any decision of the Inspector of Buildings 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 90A when error is alleged in any such order or decision, or in the decision of the Board of Appeals.

(b) 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 Inspector of Buildings 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 chapter, 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 chapter, and provided the Board shall in each case prescribe appropriate conditions and safeguards.

(c) 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 chapter and in such matters the Board may determine and vary the application and enforcement of the terms of this chapter but only as further set forth below and only 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.

Section 9.4 Variances

Then, 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.

* The Board may also permit an existing non-conforming use, whether or not it has previously lapsed, to be changed to another non-conforming use when the Board finds it would not be economically feasible to convert the property to conforming uses and that the use proposed would have less adverse impact upon the neighborhood in terms of noise, odor, smoke, traffic, physical appearance and other similar conditions than the use presently existing. In any case involving the change or expansion of a non-conforming use, the Board shall make a part of its records a detailed description of the expansion or change proposed together with any restrictions or conditions upon the exercise of the proposed use which the Board may impose.

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

- 1/ 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;
- 2/ 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;
- 3/ 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.

Section 9.5 Exceptions

(a) 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.

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

- 1) That the exception sought fulfills the specific requirements, if any, set forth in the Auburn Zoning Ordinance relative to such exception;
- 2) That the exception sought will neither create nor aggravate a traffic hazard, a fire hazard or a panic hazard;
- 3) 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;
- 4) 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.

(c) As part of the grant or of the denial of any such petition for as 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.

ARTICLE 10 - ZONING AMENDMENTS

Section 10.1 Public Hearing

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.

Section 10.2 Proposed Amendment in Writing

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:

- 1) In the case of a private petition, by a fee of \$25 to help defray the cost of public notice;
- 2) 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;
- 3) 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.

Section 10.3 Urban General Residence District

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 of 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.

Section 10.4 Wording

Each proposal to change any wards 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.

Section 10.5 Notices, Publication

(a) 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;

(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.

Section 10.6 Notice, Mail

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 other and shall not invalidate any recommendation by the Planning Board on such zoning matter.

ARTICLE 11 - ENFORCEMENTSection 11.1 Permit Required

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 provision of this chapter.

Section 11.2 Plan

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 of any building already existing upon such lot, and the location thereon 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.

Section 11.3 Building Inspector - Police Chief, to Enforce

(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.

(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.

Section 11.4 Violation, Abatement

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 chapter.

Section 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 chapter, 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 (\$5) dollars not 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.

ARTICLE 12 - CONFLICT OF LAWS, VALIDITY, SEVERABILITY

Section 12.1 Conflict of Laws

In general, this chapter is supplementary to other Auburn ordinances affecting the use, height, area, and location of buildings and structures and the use of premises. Where this chapter 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 chapter shall control.

Section 12.2 Validity

The invalidity of any section or provision of this chapter shall not invalidate any other section or provision thereof.

Section 12.3 Severability

Nothing in this chapter 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 chapter.