

Topic:	Affordable Housing
Resource Type:	Regulations
State:	Maine
Jurisdiction Type:	Municipal
Municipality:	City of Auburn
Year:	2017
Community Type:	Urban, Suburban
Title:	Planned Unit Developments
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Abstract:

Auburn, Maine has recently implemented a zoning code change that allows Planned Unit Development (PUD). The PUD can be located in residential, recreation/residential, commercial, and industrial zones provided that public sewer is available. The code outlines the permitted uses of each PUD zone and discusses dwelling units, off-street parking, design, density, and more. To make it easier to establish a PUD, the district allows changes in the dimensional requirements typically established for each zone. Additionally, the planning board can change the off-street parking requirements to meet developer needs. The PUD also is required to reserve open space for enjoyment of all PUD occupants.

Resource:

Sec. 60-385. Planned Unit Development—Residential (PUD-R).

It is the intent of this section that any residential property which is under single ownership and contains three acres or more area may be developed as PUD-R Planned Unit Development: Residential. Within the PUD-R the following uses and densities may be permitted subject to the approval of the planning board.

- (1) Uses permitted by right or permitted by special exception in the residential districts noted in this section and the underlying zoning district.
- (2) Commercial uses may be permitted in the PUD-R district if the planned unit development contains 20 or more dwelling units. Such commercial uses shall be subject to the following requirements:
 - a. Such uses including parking shall be included as an integral part of the PUD and shall not occupy more than five percent of the total area of the PUD. Commercial uses in any development shall not be open to use prior to issuance of the certificates of occupancy for 50 percent of the dwelling units.
 - b. Except as stated in division 11 of article IV of this chapter all restrictions applicable to the NB district are applicable to the commercial center in the PUD-R district.
 - c. Such establishments shall be located, designed and operated primarily to serve the needs of the persons within the planned development. These buildings shall be architecturally compatible with the dwellings they serve using similar materials, geometry, topographic relationships, color and lighting to minimize its effect on the environment of existing or future residential uses adjacent to them.
 - d. Sign.
 1. Any part of the sign for a commercial use shall not project above the eaves or protrude from the face of the building more than 12 inches. A commercial use shall have not more than one sign for every street frontage. Any free standing signs may not exceed 20 feet in height and must have a minimum setback of 25 feet. Portable flashing and moving signs are not permitted. All emblems, shields or logos are considered part of the total allowable sign area.
 2. A residential subdivision may have one sign for each newly created entry to the subdivision, not to exceed 40 square feet in size.
- (3) The total number of dwelling units permitted in the PUD-R district shall be determined by dividing the total project acreage (not including public rights-of-way) by the area required per unit in the underlying zoning district or as approved by the planning board pursuant to the standards in the underlying zoning district.
- (4) If common open space remaining is offered to the city and is acceptable to the city, such dedication may be considered as partial or total fulfillment of park and open space dedication.
- (5) Upon review of a PUD-R proposal, the planning board may authorize up to a 20 percent increase in density over that otherwise allowed in the underlying district if the following criteria are met:
 - a. *Architecture.* Utilization of existing topography, recognition of the character of the area reflected in materials and layout.
 - b. *Siting.* Preservation of unique natural features, separation of pedestrian and vehicular circulation and integration of open space.
 - c. *Design.* A unified cohesive development, focal points for orientation and interaction, variety of scale.

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- d. *Landscaping.* The compatibility with natural landscape, the separation of individual units for privacy.
 - e. *Convenient.* A convenient well-defined access.
 - f. *Compatibility.* Compatibility with the adopted comprehensive plan and/or plans approved by city boards and departments for school service area and size of buildings, park system, police and fire protection standards and other facilities public or private.
- (6) All planned unit developments containing residential units shall comply with all city zoning and subdivision regulations.

(Ord. of 3-16-2009, § 3.51(C)(2); Ord. of 9-21-2009, § 3.51C; Ord. No. 08-08072017, 9-11-2017; Ord. No. 11-03012021, § 29, 3-15-2021)