



Agenda
Comprehensive Planning Committee
May 19, 2026, at 6:00 PM - 9:00 PM
Council Chambers, Second Floor, Auburn Hall

1. **ROLL CALL:** Committee members and staff
2. **MINUTES:** Minutes from April 28th, 2026
3. **PUBLIC COMMENT**
4. **FUTURE LAND USE MAP – DESCRIPTIONS:** The Committee will review and approve the updated written descriptions.
5. **FUTURE LAND USE MAP – BOUNDARIES:** The Committee will review and approve the boundaries of each of the land use categories to ensure the boundaries align with current and future land uses and the land use category descriptions.
6. **POLICIES UPDATE:** Lauren will present on the policies process to date in preparation for the Committee's review of the policies at the May 26th meeting.
7. **SCHEDULE UPDATE:** BerryDunn will provide an overview of the schedule for the next six months and discuss the June - July meeting schedule.
8. **NEXT MEETING:** May 26th, 2026
9. **ADJOURNMENT**



Comprehensive Planning Committee - DRAFT

April 28, 2026, at 6:00 PM - 8:00 PM

Council Chambers, Second Floor, Auburn Hall

1. ROLL CALL: Committee members and staff

Denis Bergeron, Riley Bergeron, Kelly Butler, John Cleveland, Jane Costlow, Tim Cowan, Mathieu Duvall, Jeff Harmon, Bilal Hussein, Paul Jacques, Dana Staples, and Rick Whiting (arrived at 6:30 pm)

Absent: Beckie Conrad, Bruce Rioux, Rex Rhodes, Virginia Keel

Consultant members present from BerryDunn: Ali Tobey and Ashley Aaron

Staff members present: DeCarlo Brown (Planning Director), Lauren Caffé (Long Range Planner) and Phil Crowell (City Manager)

2. MINUTES: Minutes from March 24th, 2026

Motion was made by Dana Staples and seconded by Paul Jacques to approve the March 24, 2026, minutes as written. Vote: 10-0, Tim Cowan abstained. Motion Carries

3. PUBLIC COMMENT

Public comment was opened, and Rudy Wing of 499 Penley Corner Rd. expressed concerns that potential limits on development in the Agricultural Resource Protection zone would prevent residents with smaller lots from building homes or using their land. He emphasized impacts on elderly residents, veterans he supports, and his historic property, urging reconsideration of restrictions. The committee noted that such details fall under zoning ordinances, not the comprehensive plan, and thanked him for his input before closing public comment.

4. LD 2173 OVERVIEW: BerryDunn will provide a brief presentation on LD 2173. LD 2173 clarifies some of the components within LD 1829, LD 427, and LD 997.



Ali Tobey presented an overview of LD 2173, noting that while it clarifies and refines elements of previous housing legislation (LD 1829, LD 427 and LD 997), it maintains the core requirements for minimum residential densities, ADU allowances, and lot size standards tied to infrastructure and growth areas. The committee discussed implications for Auburn’s zoning, with DeCarlo Brown noting that several existing zones are likely out of compliance and will need updates.

5. COMMUNITY ENGAGEMENT DISCUSSION: BerryDunn will discuss the feedback that was received during the Open House Events, on the Comprehensive Plan website, and the summer of 2025.

Ali outlined the community engagement report, noting that about 25 participants provided feedback through April despite broad outreach via events, social media, the project website, podcasts, and local media, which generated high website traffic but limited participation. She summarized that all raw input and consolidated land-use-related feedback are included in the committee’s packet, and members briefly discussed turnout, noting that engagement levels are typical for detailed planning topics and that additional public input opportunities will occur as the plan advances.

6. FUTURE LAND USE MAP – DESCRIPTIONS: The Committee will review the written descriptions for each of the land use categories to ensure the descriptions align with current and future land uses.

The Committee reviewed the land use category descriptions and agreed they should focus on how each area should feel and function—things like walkability, building form, and overall character—rather than listing specific zoning details. A comparison matrix meant to show transitions between density levels caused confusion, so members chose to refine the narrative descriptions first and return to the matrix later.

Members discussed differences between high-density cores, downtown, and major corridors such as Center and Washington Streets. They emphasized improving sense of place, reducing car-oriented design, and using underutilized parcels for redevelopment. The group also discussed how corridors can serve as attractive gateways into the city.

In mixed-use neighborhoods and residential areas, the Committee debated how much commercial activity is appropriate. Some favored limiting businesses to main roads, while others highlighted strong public support for small neighborhood-scale uses. They agreed that clearly defining building scale, placement, and height—especially under new housing laws—is essential as zoning updates proceed.



The group affirmed that mixed-use buildings would generally top out at around four stories. In industrial areas, members stressed the need for strong buffers near housing and opposed mixing residential directly into industrial zones. Rural residential and agricultural areas prompted discussion about low-impact uses like agritourism or small businesses; some felt they fit rural character, while others warned they could unintentionally lead to broader commercial development and sprawl.

Overall, the Committee agreed that the comprehensive plan must clearly describe the intended character of each area, with staff determining how best to implement those goals as zoning work continues.

7. FUTURE LAND USE MAP – BOUNDARIES: The Committee will review the boundaries of each of the land use categories to ensure the boundaries align with current and future land uses.

The Committee was scheduled to review the boundaries of each land-use category to ensure they align with current and future land uses. However, due to limited time, the Committee was not able to discuss this item. It has been postponed and will be included on the agenda for the May 19 meeting.

8. POLICIES & ACTIONS UPDATE: Lauren will provide an overview of the current work on the Policies section and what to expect for the May Comprehensive Plan Meetings.

Lauren outlined what to expect for the upcoming May Comprehensive Plan meetings. On May 19, the team will review and finalize boundary adjustments for the future land use map based on the current discussion, and members can send additional edits before that meeting. On May 26, assuming the boundary work is completed, the Policies section will be brought back for review, with draft policies provided about two weeks in advance to give members time to look through them. Both meetings are expected to run about three hours, and participants are encouraged to send any follow-up comments or edits to Lauren between meetings.

9. SCHEDULE UPDATE: BerryDunn will provide an overview of the schedule for the next six months.

Ali gave an overview of the schedule for the next six months. The timeline may shift depending on progress, but the immediate next steps are finalizing map boundaries and descriptions, returning policies and actions to the committee for review, and compiling all materials into a draft comprehensive plan. The goal is to have a draft



ready around June, though it may slide into July. After the committee agrees on a completed draft, additional steps include public input sessions, planning board review, and city council review, all of which require advance public notice. These added processes push the timeline into July and August.

10. NEXT MEETING: May 19th and May 26th, 2026

11. ADJOURNMENT

The meeting adjourned at 9:01 pm

DRAFT



Auburn Comprehensive Plan

Draft Land Use Categories

Introduction

Land use categories describe the different kinds of places that exist – or could exist – in a community based on how land is used, the types of buildings, and how people live, recreate, and get around in different areas.

Land use categories include a mix of characteristics like:

1. The types of homes in a category (e.g., single-family home, townhomes, apartments) and broad scale and spacing
2. Whether there are businesses, shops, offices, or industry
3. How close together or spread-out buildings are (scale and spacing of buildings)
4. What transit options may exist
5. Whether there are parks, open spaces, or community facilities

Land use categories establish a high-level vision for an area. Land use categories do not establish zoning. Following adoption of the Plan, the City will update the zoning ordinance to establish the regulatory requirements to implement the vision of the future land use map.

Zoning tools include a mix of overlay districts, lot and bulk requirements (e.g., building setbacks, height, units per lot, density), site development requirements (e.g., landscaping, parking, circulation) and natural resource protection, like shoreland zoning. There may be multiple zoning districts that fit into a land use category, and the conditions and context of a certain area will impact zoning decisions.

The draft land use categories below were developed by consolidation of committee feedback.

High Growth Area Categories

1. High Density Cores
2. Downtown
3. Mixed-Use Corridor

4. Mixed-Use Neighborhood
5. Compact Residential
6. Industrial

Moderate Growth Area Categories

1. Mixed-Use Transition
2. Residential Corridor

Low Growth Area Categories

1. Agriculture, Open Space, and Recreation
2. Drinking Water Protection

High Growth Area Land Use Categories

High Density Cores

Description: High Density Cores are located at Great Falls Plaza, the Auburn Mall area, and surrounding interstate exit 75. These areas support Auburn's highest levels of density and include a variety of housing types and businesses. Redevelopment and infill are prioritized to strengthen economic activity, expand housing options, and support a vibrant, all-day environment.

Land Uses: Typical uses include a mix of commercial and residential activities. Some buildings are stand-alone businesses or multi-family residential. Other buildings may be mixed-use with active ground-floor retail, restaurants, cafés, personal services, arts/cultural venues, small-scale grocery/markets, and community-serving services. Upper floors may include multi-family housing, offices, co-working, hotels, and institutional or civic uses.

Public spaces, including plazas, pocket parks, and civic gathering areas, are encouraged as integral components of redevelopment projects, supporting community life and walkable access to daily needs.

Density and Form: This area is characterized by the highest intensity and scale in the City, typically with buildings that are a minimum of four stories. Buildings are generally oriented to the street with minimal setbacks and frequent entrances, and site and building design support pedestrian activity (e.g., transparent storefronts and weather protection). Development should form walkable blocks and incorporate high-quality architecture, durable materials, and site design that supports long-term reinvestment, including streetscape elements such as lighting, trees, seating, parklets, and other features that support a sense of place.

Parking should be shared, structured, or located behind/within buildings where it is feasible to reduce large surface lots and improve the streetscape. Within these cores, streets are designed for safe, convenient walking, bicycling, and transit access, with continuous sidewalks, ADA-compliant crossings, and bicycle facilities. These areas should be well connected to nearby neighborhoods, parks, and the City's broader trail, sidewalk, and transit network to support multi-modal access.

Downtown

Description: Downtown includes areas in Auburn’s historic city center. This area has a mix of uses that support the creation and expansion of local businesses, increase housing options, and promote social activity in a compact, historic city center. Transportation options, trails, and paths improve connectivity downtown and provide access to historic and cultural resources, including the Androscoggin River.

Land Uses: Typical uses include retail, restaurants, personal services, offices, civic, and entertainment uses on the ground floor of buildings, along sidewalks, and on street fronts. Upper floors provide access to office spaces and residences, supporting activity throughout the day and creating additional foot traffic throughout the area. This area serves as a center for jobs, commerce, social activity, arts, and entertainment by leveraging its historic form, riverfront setting, and proximity to Lewiston.

Density and Form: This area is characterized by high-density development of three or more stories with an emphasis on preserving historic building heights, scale, and architectural style. Buildings are oriented toward the street with minimal-to-no setbacks. Some buildings share walls, and others are stand-alone. Shared parking is encouraged. This area includes parks and public spaces, access to the Androscoggin River, and public art, creating a desirable urban fabric and public realm.

This area is highly walkable and served by public transportation, bike paths, sidewalks, and trail access to support people of all ages and abilities in accessing the area to work, shop, recreate, and live. Streets are designed to prioritize pedestrian and bicycle safety and should reinforce the expectation that downtown is a place to walk, bike, gather, and linger, rather than simply drive through. Streets are designed to prioritize pedestrian and bicycle safety.

Mixed-Use Corridor

Description: The Mixed-Use Corridor areas are primarily along major roadway corridors and function as Auburn’s key entry and exit points. These areas provide commercial amenities, including offices, restaurants, retail, and personal services. These areas also have a mix of larger-scale residential uses in mixed-use developments (e.g., commercial and residential in one structure) or in multi-family homes surrounding commercial development.

Land Use: Typical land uses include mixed-use, commercial, and larger-scale residential developments. Some lower-intensity technology, logistics, lite manufacturing, or lite industrial uses may also be supported, subject to review of environmental and public health impacts. This area is intended to absorb commercial growth, helping reduce the spread of commercial uses into residential areas. These corridors provide a primary location for larger-scale commercial activity and mixed-use redevelopment along major roads.

Density and Form: This area is characterized by larger-scale developments, including one-story and ground-level commercial uses, upper-story office and residential uses, and larger multi-family developments.

Development along these major corridors allows for infill of existing commercial areas, including unused parking areas, and the redevelopment of key gateways into vibrant, mixed-use areas. These corridors have shared parking and include infill of underutilized buildings and parking

lots. Shared parking or controlled access helps to limit curb cuts onto major corridors and maintain through-traffic flow through Auburn, while accommodating for additional development.

Public transportation and sidewalk and bike networks allow for access to jobs, homes, and recreation amenities. Site design standards, tree-lined streets, buffered sidewalks, and integrated open spaces and parks create an attractive public realm along major corridors.

Mixed-Use Neighborhood

Description: The Mixed-Use Neighborhood area includes residential areas with neighborhood-scale commercial development patterns. This area has small lot sizes with a variety of housing types, where people regularly walk, bike, and interact within their neighborhood. These areas support walkability and easy access to daily needs.

Land Use: Typical uses include a mix of housing types, such as townhouses, duplexes, triplexes, multi-family homes, and single-family homes. These areas also support ground-floor and stand-alone retail uses, restaurants, cafés, and personal services.

Density and Form: This area is characterized by homes and businesses with fewer than four stories on smaller lots. Buildings have limited setbacks from the streets and buildings may have shared walls. Homes may have small yards, and buildings cover most of a lot. This area has a high density, typically supporting multi-family homes, attached housing, and single-family homes on smaller lot sizes. These areas typically have narrower streets and limited space between buildings and the street.

These areas are well integrated into the City's trail, sidewalk, and bike networks, supporting active transportation options. Neighborhood businesses should reflect an appropriate scale, location, and compatibility and may consider providing shared or public parking to avoid overwhelming surrounding residential streets.

Compact Residential

Description: The Compact Residential areas provide access to a variety of housing types in areas adjacent to mixed-use, industrial, suburban, and rural areas. These areas provide a residential transition surrounding the City's densest mixed-use areas and offer a quiet neighborhood feel with less traffic volume. These neighborhoods support compact growth that places more residents in close proximity to jobs, services, shopping, transit, and community amenities.

Land Use: Typical land uses include one to four family homes and accessory dwelling units. Limited home-based businesses may be allowed. Neighborhood-serving businesses, such as cafés, corner stores, and personal or professional services, concentrated in small squares or nodes may also be allowed.

Density and Form: This area is characterized by one to four family homes on medium to small lot sizes. Homes have moderate setbacks from the street and larger yards than more dense mixed-use neighborhoods. In less developed areas and areas abutting agriculture and resource protection areas, cluster developments are encouraged to allow for housing opportunity while preserving existing open spaces. Open spaces and parks are located throughout neighborhoods, and neighborhoods are well integrated into the City's trail network.

Industrial

Description: The Industrial areas include a variety of logistic, manufacturing, production, research and other industrial uses and supporting uses, including airport, rail, and interstate infrastructure. Certain lighter industrial or manufacturing uses may serve as effective transition or buffer uses between more intensive industry and nearby residential areas.

Land Use: Typical uses include production, manufacturing, research, distribution, and other industrial and large-scale commercial uses.

Density and Form: This area is characterized by larger lots with large, low-rise buildings, ample exterior storage and parking, and significant landscaping or open space buffers between adjacent uses. These areas benefit from access to water, sewer, three-phase power, highways, rail, and public transportation and should be protected from incompatible land uses.

These areas are well integrated into the City's transportation network, including highway, rail, freight, and public transit access, providing residents with convenient access to employment centers.

Moderate Density Area Land Use Categories

Neighborhood Transition

Description: The Neighborhood Transition area includes moderate density residential uses and some commercial uses. These areas are designed to provide a transition between the dense urban areas in the high growth area boundary and the very-low density agriculture and resource protection area. These areas manage changes in urban intensity by carefully shaping overall form to gradually step down from denser residential areas.

Land Use: Typical uses include single-family, two-family, and three-family homes. Limited institutional and commercial uses, including recreation businesses, home-based businesses, and low-intensity, neighborhood-scale businesses are allowed.

Density and Form: This area is characterized by one- to three-family homes on small to moderate lot sizes. Buildings are typically set back from the road and from one another. Businesses follow a consistent density and form to surrounding neighborhoods. Areas along borders with the high growth zone may be more intense in scale, while areas closer to rural areas, agricultural and resource protection areas are less dense, providing a gradual transition between urban centers and rural areas.

Residential Corridors

Description: The Residential Corridor areas provide a limited, carefully designed opportunity for housing along existing road frontages in predominantly agricultural and rural landscapes. These areas are intended to accommodate modest residential growth while maintaining the community's working lands, rural areas, and scenic qualities. Development in these frontage strips should be compact, predictable in form, and sensitively sited to minimize conflicts with agricultural uses and open space protection.

Land Use: Typical uses include single-family homes, duplexes, and ADUs on lots sized to reflect the area's rural servicing constraints. Limited small-scale home occupations are appropriate where they remain compatible with residential character and do not create commercial strip patterns.

Density and Form: This area is characterized by linear, frontage-oriented development that follows existing public roads, with homes sited to reinforce a rural roadside pattern and protect the open fields and working landscapes behind them. Where feasible, new development should be clustered within the frontage strip to preserve open space, minimize infrastructure extensions, and reduce the overall footprint of land conversion.

Low Density Area Land Use Categories

Agriculture, Recreation, and Open Space

Description: Agriculture, Recreation, and Open Space category encompasses areas intended primarily for agricultural production, forestry, natural resource protection, recreation, and open space preservation. These areas play a critical role in maintaining Auburn's rural areas, supporting agricultural and forested lands, and providing ample opportunities for outdoor recreation.

Land Uses: Typical uses include agricultural activities and associated businesses, forestry and resource management, passive and active outdoor recreation. Some residential uses are allowed, but are limited and generally secondary uses to agriculture, forestry, and recreation uses.

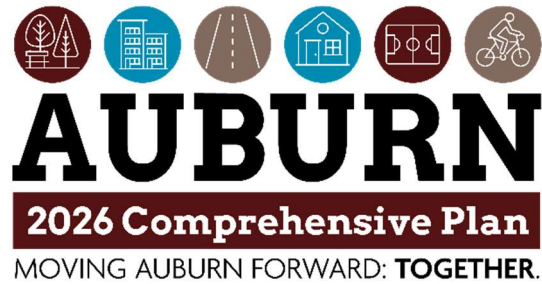
Density and Form: These areas are predominantly open landscapes with farms, fields, forests, and conservation lands, interspersed with agricultural structures and occasional single-family residences associated with agriculture, recreation, or resource-based land uses. These areas are intended to remain largely undeveloped to protect environmental resources, preserve scenic and rural areas, and support Auburn's agricultural, forestry, and recreation economy. Residences are located on large lots and are set back far from the road. Clustered development approaches may be appropriate where they preserve open space, environmental resources, and agricultural soils.

Drinking Water Protection

Description: Drinking Water Protection area encompasses the Lake Auburn watershed, which provides drinking water for Auburn and surrounding communities. Special protections apply, including septic system inspection requirements, phosphorus controls, manure management standards, and ongoing water quality monitoring.

Land Use: Typical land uses include limited, very-low density residential uses, recreational uses, and open space.

Density and Form: Development levels are tightly regulated, with limits on new dwelling units and restrictions on lot sizes. Density is generally intended to remain at or below existing levels. Open spaces and forests are maintained to protect the City's drinking water source.



Auburn Comprehensive Plan

Draft Land Use Categories

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Land use categories establish a high-level vision for an area. Land use categories do not establish zoning. Following adoption of the Plan, the City will update the zoning ordinance to establish the regulatory requirements to implement the vision of the future land use map.

Zoning tools include a mix of overlay districts, lot and bulk requirements (e.g., building setbacks, height, units per lot, density), site development requirements (e.g., landscaping, parking, circulation) and natural resource protection, like shoreland zoning. There may be multiple zoning districts that fit into a land use category, and the conditions and context of a certain area will impact zoning decisions.

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High Growth Area Land Use Categories

High Density Cores

Description: High Density Cores are located at Great Falls Plaza, the Auburn Mall area, and surrounding highway-interstate exit 75. These areas support Auburn's highest levels of density and include a variety of housing types and businesses. Redevelopment and infill are prioritized to strengthen economic activity, expand housing options, and support a vibrant, all-day environment.

Description: High Density cores are located at Great Falls Plaza, Auburn Mall area, and surrounding highway exit 75. These areas are appropriate for Auburn's highest levels of density and include a variety of housing types and businesses. Redevelopment and infill are prioritized to strengthen economic activity, expand housing options, and support a vibrant, all-day environment.

Land Uses: Typical uses include a mix of commercial and residential activities. Some buildings are stand-alone businesses or multi-family residential. ~~Others~~ Other buildings may be mixed-use with active ground-floor retail, restaurants, cafés, personal services, arts/cultural venues, small-scale grocery/markets, and community-serving services. Upper floors may include multi-family housing, offices, co-working, hotels, and institutional or civic uses.

Public spaces, including plazas, pocket parks, and civic gathering areas, are encouraged as integral components of redevelopment projects, supporting community life and walkable access to daily needs.

Density and Form: This category area is characterized by the highest intensity and greatest building scale in the City, typically with buildings that are with a minimum of four - stories buildings. Buildings are generally oriented to the street with minimal setbacks and frequent entrances, and site and building design support pedestrian activity (e.g., transparent storefronts and weather protection). Development should form walkable blocks and incorporate high-quality architecture, durable materials, and site design that supports long-term reinvestment manages stormwater, enhances comfort, and creates a strong sense of place.

including streetscape elements such as lighting, trees, seating, parklets, and other features that support a sense of place.

~~**Density and Form:** This category is characterized by the highest intensity and greatest building scale in the city, with a minimum of four-story buildings. Buildings are oriented to the street with minimal setbacks and frequent entrances, and the design of these areas supports pedestrian activity (e.g., transparent storefronts, weather protection, and human-scaled façade elements). Development should form walkable blocks, utilize shared walls to reduce gaps between buildings, prioritize high-quality architecture and durable materials, and incorporate excellent site design that supports long-term reinvestment, manages stormwater, enhances comfort, and creates a strong sense of place. Streetscapes and building frontages should support lingering through ample seating, lighting, trees, art and interactive spaces.~~

Parking should be shared, structured, or located behind/within buildings where it is feasible to reduce large surface lots and improve the streetscape. Streets—Within these cores, streets are designed for safe, convenient walking, bicycling, and transit access, with continuous sidewalks, ADA-compliant crossings, and bicycle facilities. These areas should be well connected to nearby neighborhoods, parks, and the City’s broader trail, sidewalk, and transit network to support multi-modal access and strong connections to the City’s trails, parks, and adjacent neighborhoods.

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Downtown

Description: Downtown includes areas in Auburn’s historic city center. This area has a mix of uses that support the creation and expansion of local businesses, increase housing options, and increase-promote social activity in a compact, historic city center. Transportation options, trails, and paths improve connectivity downtown and provide access to historic and cultural resources, including the Androscoggin River.

Land Uses: Typical uses include retail, restaurants, personal services, offices, civic, and entertainment uses on the ground floor of buildings, along sidewalks, and on street fronts. Upper floors provide access to office spaces and residences, supporting activity throughout the day and creating additional foot traffic throughout the area. This area serves as a center for jobs, commerce, social activity, arts, and entertainment by leveraging its historic form, riverfront setting, and proximity to Lewiston.

Density and Form: This area is characterized by high-density development of three or more stories with an emphasis on preserving historic building heights, scale, and architectural style. Buildings are oriented toward the street with minimal-to-no setbacks. Some buildings share walls, and others are stand-alone. Shared parking is encouraged. This area includes parks and public spaces, access to the Androscoggin River, and public art, creating a desirable urban fabric and public realm.

~~This area is highly walkable and served by public transportation, bike paths, sidewalks, and trail access to support people of all ages and abilities in accessing the area to work, shop, recreate, and live. Streets are designed to prioritize pedestrian and bicycle safety and should reinforce the expectation that downtown is a place to walk, bike, gather, and linger, rather than simply drive through. Streets are designed to prioritize pedestrian and bicycle safety and should reinforce the expectation that downtown is a place to walk, bike, gather, and linger, rather than simply drive through. Streets are designed to prioritize pedestrian and bicycle safety and to support walking, biking, and gathering as everyday activities.~~

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Mixed-Use Corridor

Description: The Mixed-Use Corridor areas are primarily along major roadway corridors and function as Auburn's key entry and exit points. These areas provide commercial amenities, including offices, restaurants, retail, and personal services. These areas also have a mix of larger-scale residential uses in mixed-use developments (e.g., commercial and residential in one structure) or in multi-family homes surrounding commercial development.

Land Use: Typical land uses include mixed-use, commercial, and larger-scale residential developments. Some lower-intensity technology, logistics, lite manufacturing, or lite industrial uses may also be supported, subject to review of environmental and public health impacts. This area is intended to absorb commercial growth, helping reduce the spread of commercial uses into residential areas. These corridors provide a primary location for larger-scale commercial activity and mixed-use redevelopment along major roads.

Density and Form: This area is characterized by larger-scale developments, including one-story and ground-level commercial uses, upper-story office and residential uses, and larger multi-family developments.

~~Development along these major corridors allows for infill of existing commercial areas, including unused parking areas, and the redevelopment of key gateways into vibrant, mixed-use areas. These corridors have shared parking and include infill of underutilized buildings and parking lots. Shared parking or controlled access helps to limit curb cuts onto major corridors and maintain through-traffic flow through Auburn, while accommodating for additional development.~~

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Public transportation and sidewalk and bike networks allow for access to jobs, homes, and recreation amenities. Site design standards, tree-lined streets, buffered sidewalks, and integrated open spaces and parks create an attractive public realm along major corridors.

Mixed-Use Neighborhood

Description: The Mixed-Use Neighborhood area includes residential areas with neighborhood-scale commercial development patterns. This area has small lot sizes with a variety of housing types, where people regularly walk, bike, and interact within their neighborhood. These areas support walkability and easy access to daily needs.

Land Use: Typical uses include a mix of housing types, such as townhouses, duplexes, triplexes, multi-family homes, and single-family homes. These areas also support ground-floor and stand-alone retail uses, restaurants, caf  es, and personal services. ~~These areas also support a mix of housing types, including townhouses, duplexes, triplexes, multi-family homes, single-family homes, and support access to multimodal transportation options.~~

Density and Form: This area is characterized by homes and businesses with fewer than four stories on smaller lots. Buildings have limited setbacks from the streets and buildings may have shared walls. Homes may have small yards, and buildings cover most of a lot. This area has a high density, typically supporting multi-family homes, attached housing, and ~~small~~ single-family homes on smaller lot sizes. These areas typically have narrower streets and limited space between buildings and the street.

~~**Density and Form:** This area is characterized by homes and businesses with fewer than four stories on smaller lots. Buildings have limited setbacks from the streets. Homes have small yards and buildings cover most of a lot. This area has a high density, typically supporting multi-family homes, attached housing, and small single-family homes on smaller lot sizes. These areas typically have narrower streets and limited space between buildings and the street. Density may be regulated through form and scale relative to its neighborhood rather than unit counts or minimum lot sizes.~~

These areas are well integrated into the City's trail, sidewalk, and bike networks, supporting active transportation options. Neighborhood businesses should reflect an appropriate scale, location, and compatibility and may consider providing shared or public parking to avoid overwhelming surrounding residential streets.

Compact Residential

Description: The Compact Residential areas provide access to a variety of housing types in areas adjacent to mixed-use, industrial, suburban, and rural areas. These areas provide a residential transition surrounding the City's densest mixed-use areas and offer a quiet neighborhood feel with less traffic volume. These neighborhoods support compact growth that places more residents in close proximity to jobs, services, shopping, transit, and community amenities.

Land Use: Typical land uses include one to four family homes and accessory dwelling units. Limited home-based businesses may be allowed. Neighborhood-serving businesses, may also be allowed. This would include smaller scale commercial uses like such as caf  es, corner stores, and personal or professional services, concentrated in small squares or nodes may also be allowed.

Density and Form: This area is characterized by one to four family homes on medium to small lot sizes. Homes have moderate setbacks from the street and larger yards than more dense mixed-use neighborhoods. In less developed areas and areas abutting agriculture and resource protection areas, cluster developments are encouraged to allow for housing opportunity while

preserving existing open spaces. Open spaces and parks are located throughout neighborhoods, and neighborhoods are well integrated into the City's trail network.

Industrial

Description: The Industrial areas include a variety of logistic, manufacturing, production, research and other industrial uses and supporting uses, including airport, rail, and interstate infrastructure. [Certain lighter industrial or manufacturing uses may serve as effective transition or buffer uses between more intensive industry and nearby residential areas.](#)

Land Use: Typical uses include production, manufacturing, research, distribution, and other industrial and large-scale commercial uses.

Density and Form: This area is characterized by larger lots with large, low-rise buildings, ample exterior storage and parking, and significant landscaping or open space buffers between adjacent uses. These areas benefit from access to water, sewer, three-phase power, highways, rail, and public transportation and should be protected from incompatible land uses.

These areas are well integrated into the City's [public](#)-transportation network, [including highway, rail, freight, and public transit access.](#) providing residents with convenient access to employment centers.

Moderate Density Area Land Use Categories

Neighborhood Transition

Description: The Neighborhood Transition area includes moderate density residential uses and some commercial uses. These areas are designed to provide a transition between the dense urban areas in the high-growth area boundary and the very-low density [aAgriculture and rResource pProtection](#) area. [These areas manage changes in urban intensity by carefully shaping overall form to gradually step down from denser residential areas.](#)

Land Use: Typical uses include single-family, two-family, and three-family homes. Limited institutional and commercial uses, including recreation businesses, home-based businesses, and low-intensity, neighborhood-scale businesses are allowed.

Density and Form: This area is characterized by one- to three-family homes on small to moderate lot sizes. [Buildings are typically set back from the road and from one another.](#) Businesses follow a consistent density and form to surrounding neighborhoods. Areas along borders with the high growth zone may be more intense in scale, while areas closer to rural areas, agricultural and resource protection areas are less dense, providing a gradual transition between urban centers and rural areas.

Residential Corridors

Description: The Residential Corridor areas provide a limited, carefully designed opportunity for housing along existing road frontages in predominantly agricultural and rural landscapes. These areas are intended to accommodate modest residential growth while maintaining the community's working lands, rural areas, and scenic qualities. Development in these frontage

strips should be compact, predictable in form, and sensitively sited to minimize conflicts with agricultural uses and open space protection.

Land Use: Typical uses include single-family homes, ~~duplexes, and ADUs~~ ~~and duplexes (and, where appropriate, small-scale accessory units such as ADUs)~~ on lots sized to reflect the area's rural servicing constraints. Limited small-scale home occupations are appropriate where they remain compatible with residential character and do not create commercial strip patterns.

Density and Form: This area is characterized by linear, frontage-oriented development that follows existing public roads, with homes sited to reinforce a rural roadside pattern and protect the open fields and working landscapes behind them. Where feasible, new development should be clustered within the frontage strip to preserve open space, minimize infrastructure extensions, and reduce the overall footprint of land conversion.

Low Density Area Land Use Categories

Agriculture, Recreation, and Open Space

Description: Agriculture, Recreation, and Open Space category encompasses areas intended primarily for agricultural production, forestry, natural resource protection, recreation, and open space preservation. These areas play a critical role in maintaining Auburn's rural areas, supporting agricultural and forested lands, and providing ample opportunities for outdoor recreation.

Land Uses: Typical uses include agricultural activities and associated businesses, forestry and resource management, passive and active outdoor recreation. Some residential uses are allowed, but are limited and generally secondary uses to agriculture, forestry, and recreation uses.

Density and Form: These areas are predominantly open landscapes with farms, fields, forests, and conservation lands, interspersed with agricultural structures and occasional single-family residences associated with agriculture, recreation, or resource-based land uses. These areas are intended to remain largely undeveloped to protect environmental resources, preserve scenic and rural areas, and support Auburn's agricultural, forestry, and recreation economy. Residences are located on large lots and are set back far from the road. Clustered development approaches may be appropriate where they preserve open space, [environmental resources](#), and agricultural soils.

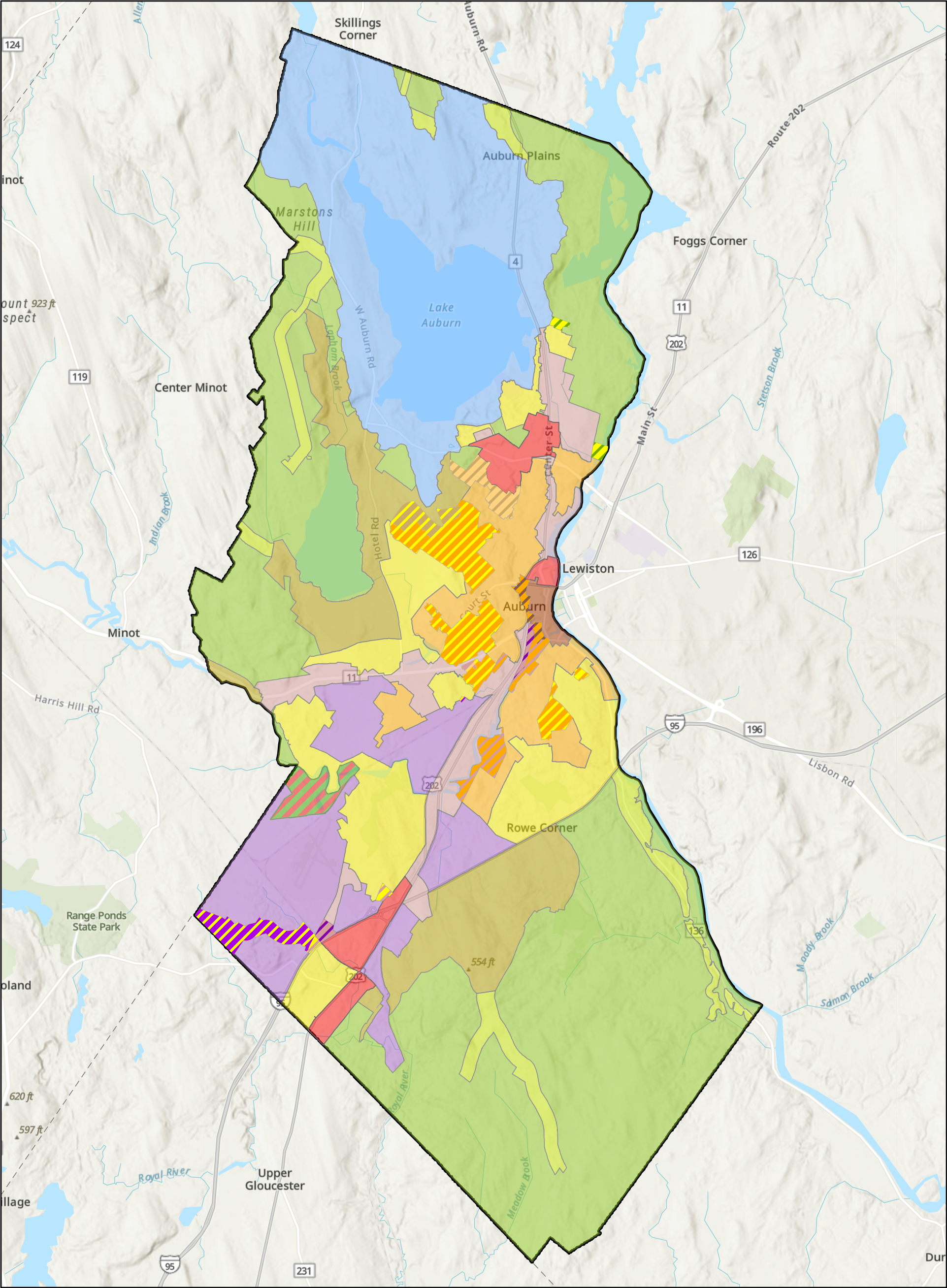
Drinking Water Protection

Description: Drinking Water Protection area encompasses the Lake Auburn watershed, which provides drinking water for Auburn and surrounding communities. Special protections apply, including septic system inspection requirements, phosphorus controls, manure management standards, and ongoing water quality monitoring.

Land Use: Typical land uses include limited, very-low-density residential uses, recreational uses, and open space.

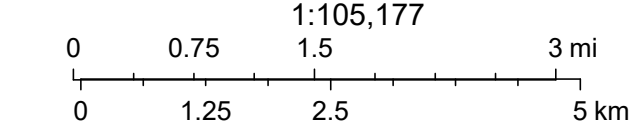
Density and Form: Development levels are tightly regulated, with limits on new dwelling units and restrictions on lot sizes. Density is generally intended to remain at or below existing levels. Open spaces and forests are maintained to protect the City's drinking water source.

Land Use Categories and Proposed Changes



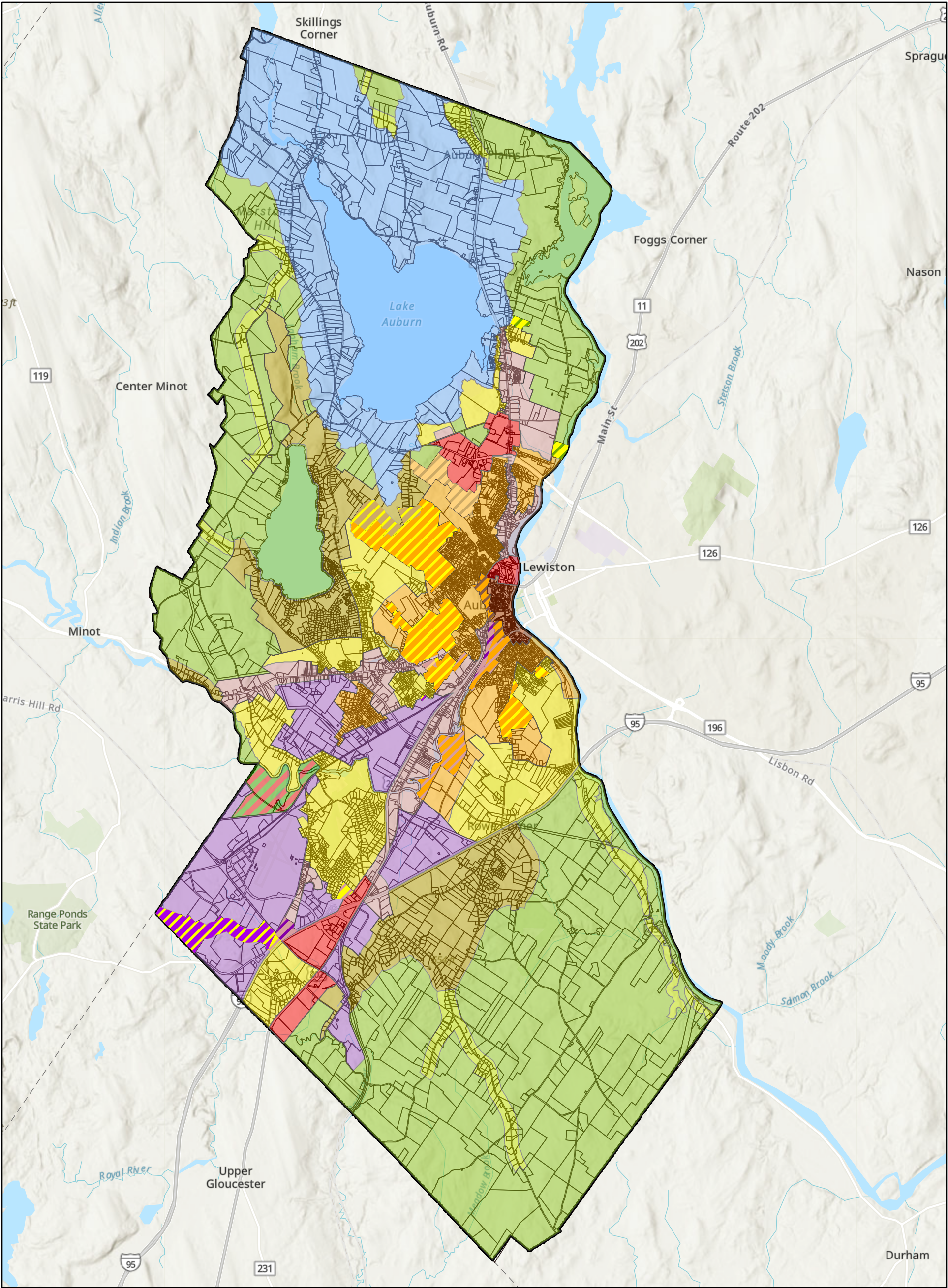
5/12/2026

- | | | |
|--|--|--|
| Compact Residential to Neighborhood Transition | Mixed Use Neighborhood to Mixed Use Corridor | Compact Residential |
| Mixed Use Neighborhood to Compact Residential | NT to Mixed Use Neighborhood Edit | Industrial |
| Compact Residential vs Industrial | Mixed Use Corridor to Compact Residential | Neighborhood Transition |
| Mixed Use Corridor to Mixed Use Neighborhood | MUC MUN to Downtown Edit | Undetermined |
| Mixed Use Corridor to Mixed Use Neighborhood | Compact Residential to Neighborhood Transition | Residential Corridor |
| Ag to New Category | High Density Cores | Drinking Water Protection |
| Compact Residential to Mixed Use Neighborhood | Downtown | Agriculture Forestry Open Space and Recreation |
| Mixed Use Corridor to Industrial | Mixed Use Corridor | City Boundary |
| Mixed Use Corridor to Industrial | Mixed Use Neighborhood | |



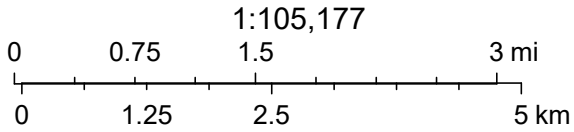
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Esri, NASA, NGA, USGS, FEMA

Land Use Categories and Proposed Changes



5/12/2026

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|--|--|--|
| Compact Residential to Neighborhood Transition | Mixed Use Neighborhood to Mixed Use Corridor | Compact Residential |
| Mixed Use Neighborhood to Compact Residential | Neighborhood Transition to Mixed Use Neighbor | Industrial |
| Compact Residential vs Industrial | Mixed Use Corridor to Compact Residential | Neighborhood Transition |
| Mixed Use Corridor to Mixed Use Neighborhood | MUC/MUN to Downtown Edit | Undetermined |
| Mixed Use Corridor to Mixed Use Neighborhood | Compact Residential to Neighborhood Transition | Residential Corridor |
| Ag to New Category | High Density Cores | Drinking Water Protection |
| Compact Residential to Mixed Use Neighborhood | Downtown | Agriculture Forestry Open Space and Recreation |
| Mixed Use Corridor to Industrial | Mixed Use Corridor | City Boundary |
| Mixed Use Corridor to Industrial | Mixed Use Neighborhood | Parcels |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community Esri, NASA, NGA, USGS, FEMA

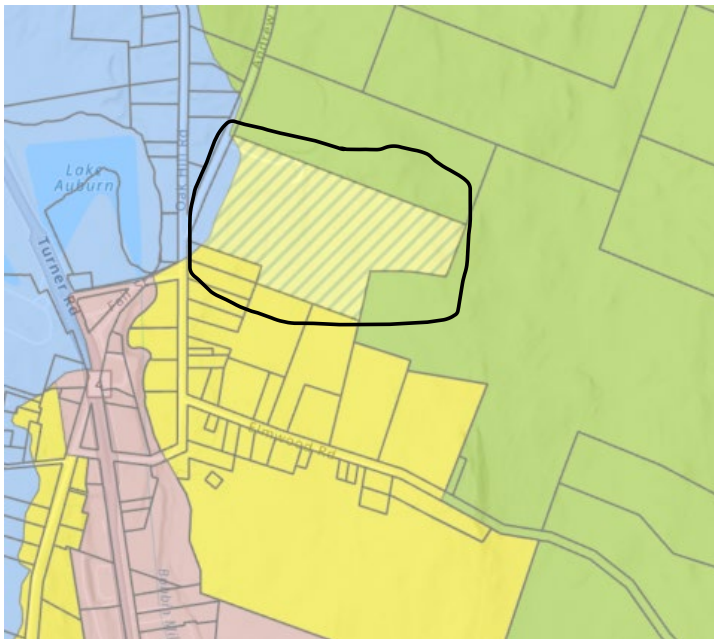


Proposed Boundary Line Adjustment Updates

The document contains proposed changes to land use category boundaries. These proposed changes were shared in advance of the May 19, 2026 Comprehensive Plan Committee meeting and are intended for further discussion at the meeting.

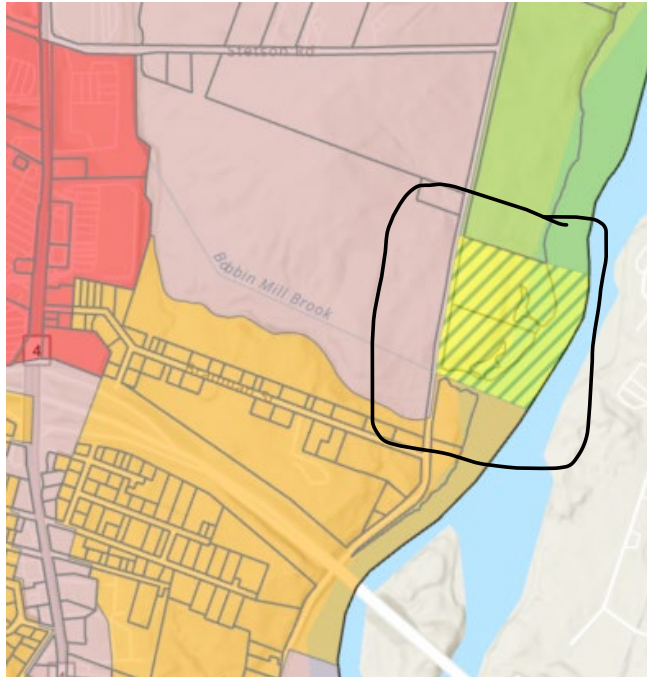
Agriculture, Forestry, Open Space, and Recreation to Undetermined Category

Suggested update to include East Auburn School in a growth area (not green). If growth area is changed, a determination is needed on appropriate land use category.



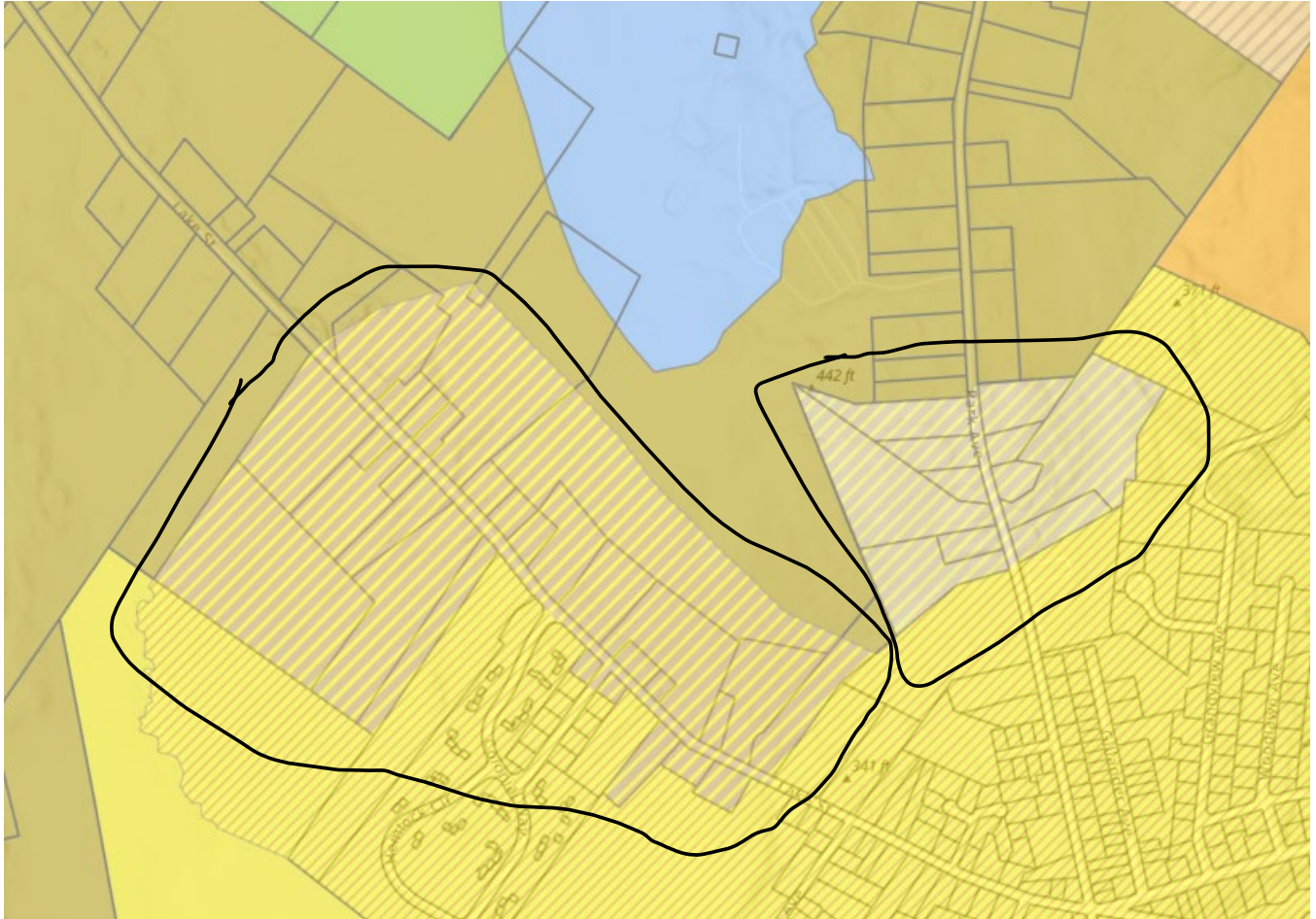
Agriculture, Forestry, Open Space, and Recreation to Neighborhood Transition

Parcel updates to align with growth area boundaries (parcels hatched are in the moderate-growth area).



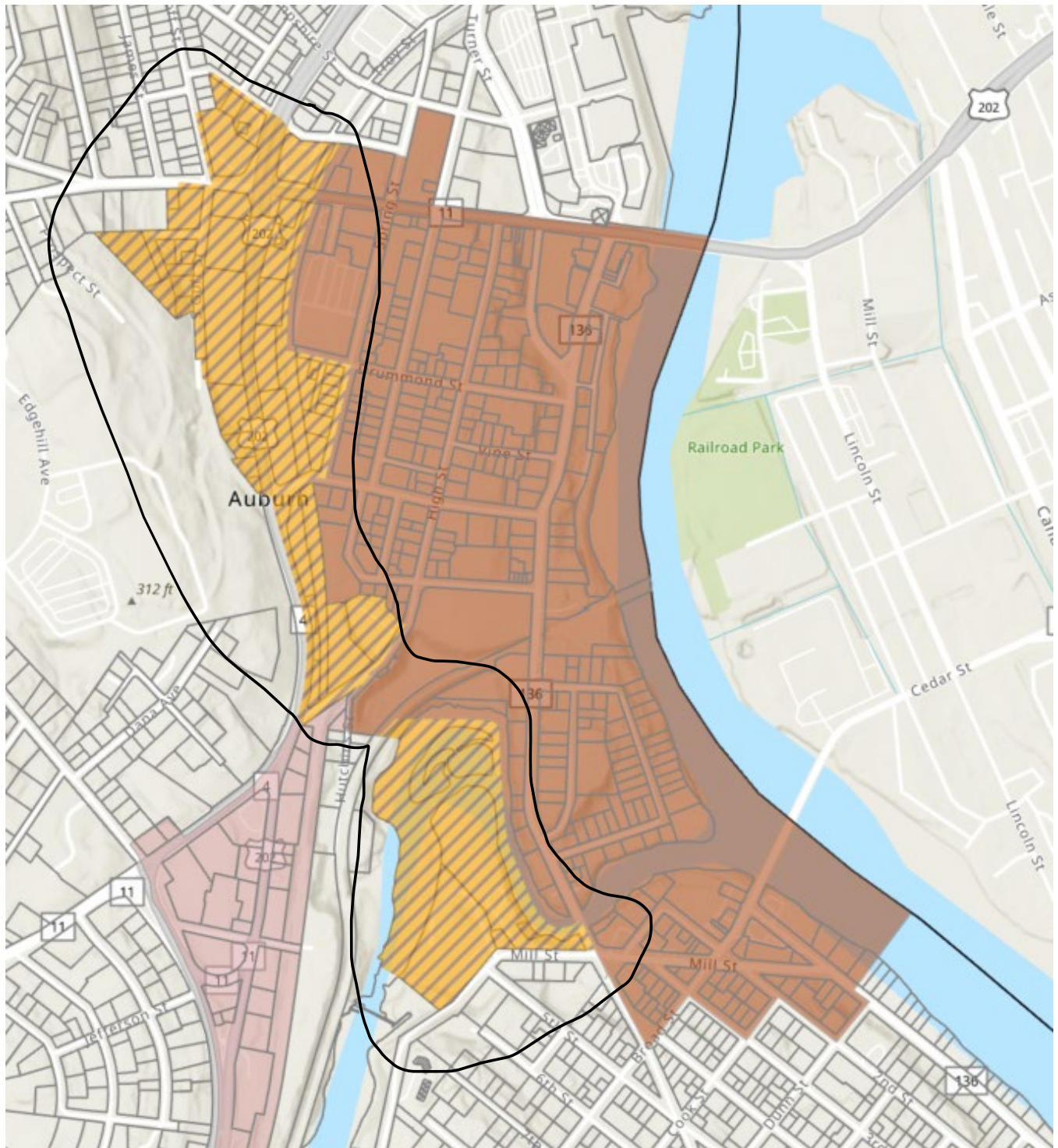
Compact Residential to Neighborhood Transition

This update would change compact residential areas to neighborhood transition to align with the moderate-growth area boundary.



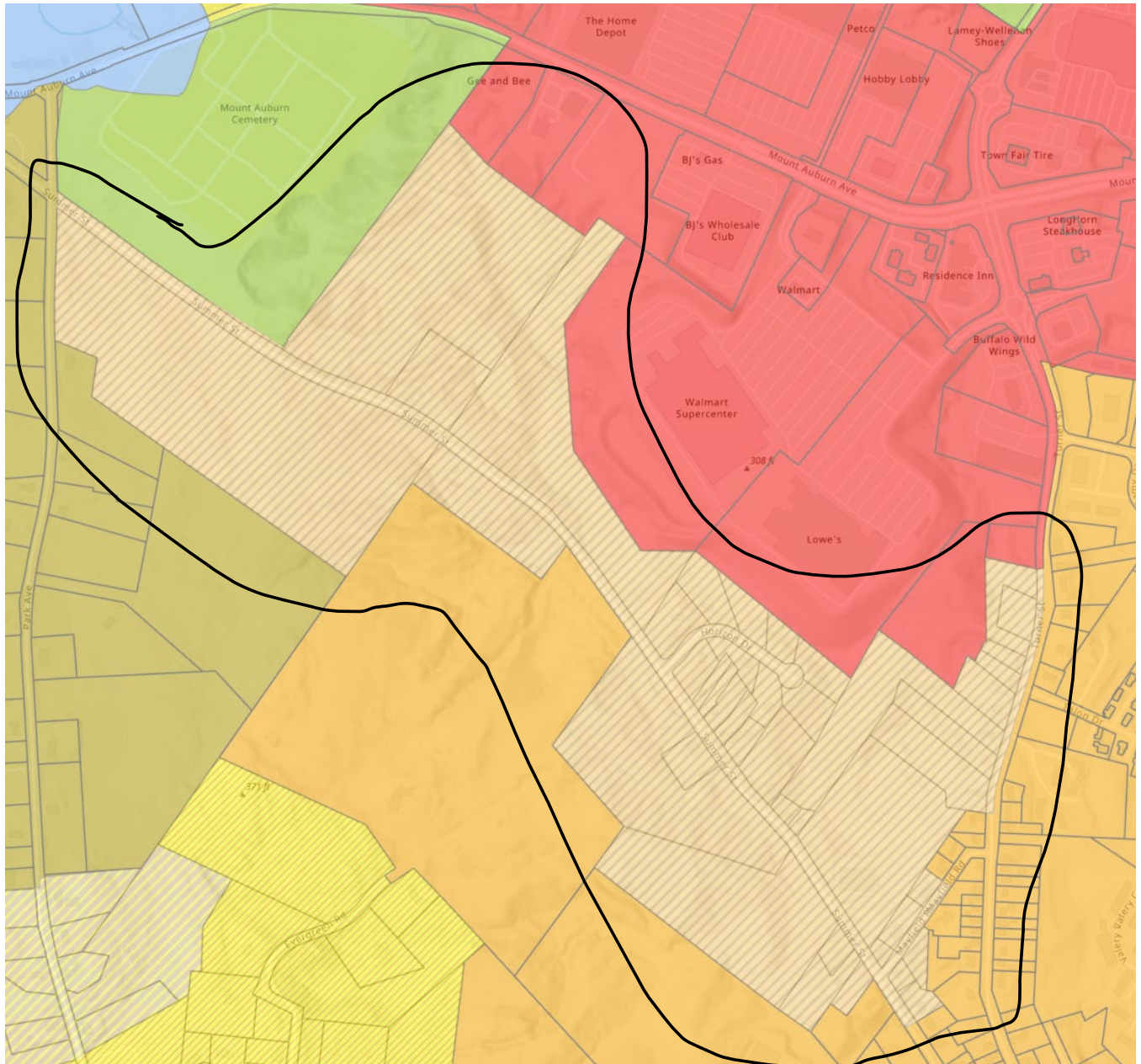
Mixed Use Corridor to Downtown

This proposed change would move the circled area to the Downtown Land Use Category



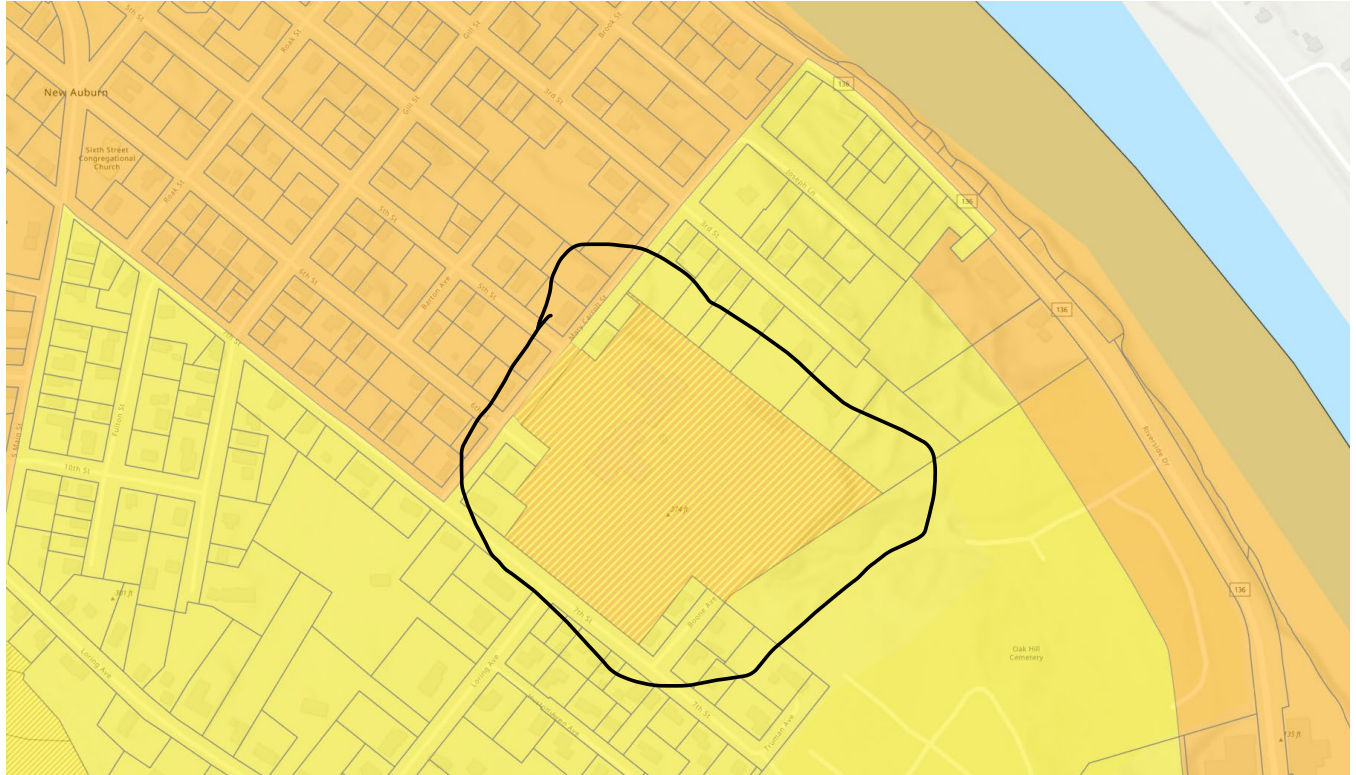
Neighborhood Transition to Mixed-Use Neighborhood

These areas are currently in the Moderate Growth Area. Proposed changes would move these areas into the High Growth Area as Compact Residential.



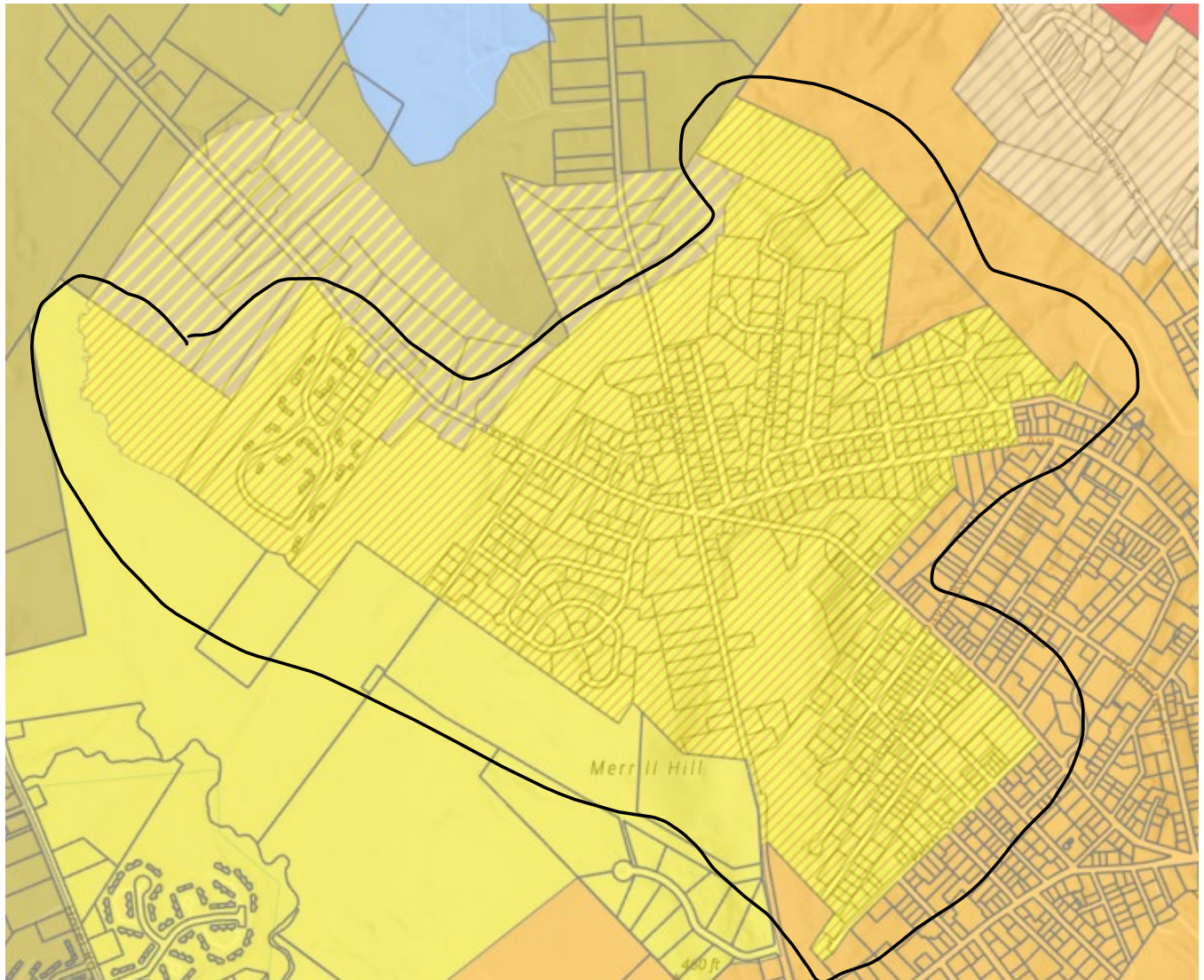
Compact Residential to Mixed Use Neighborhood

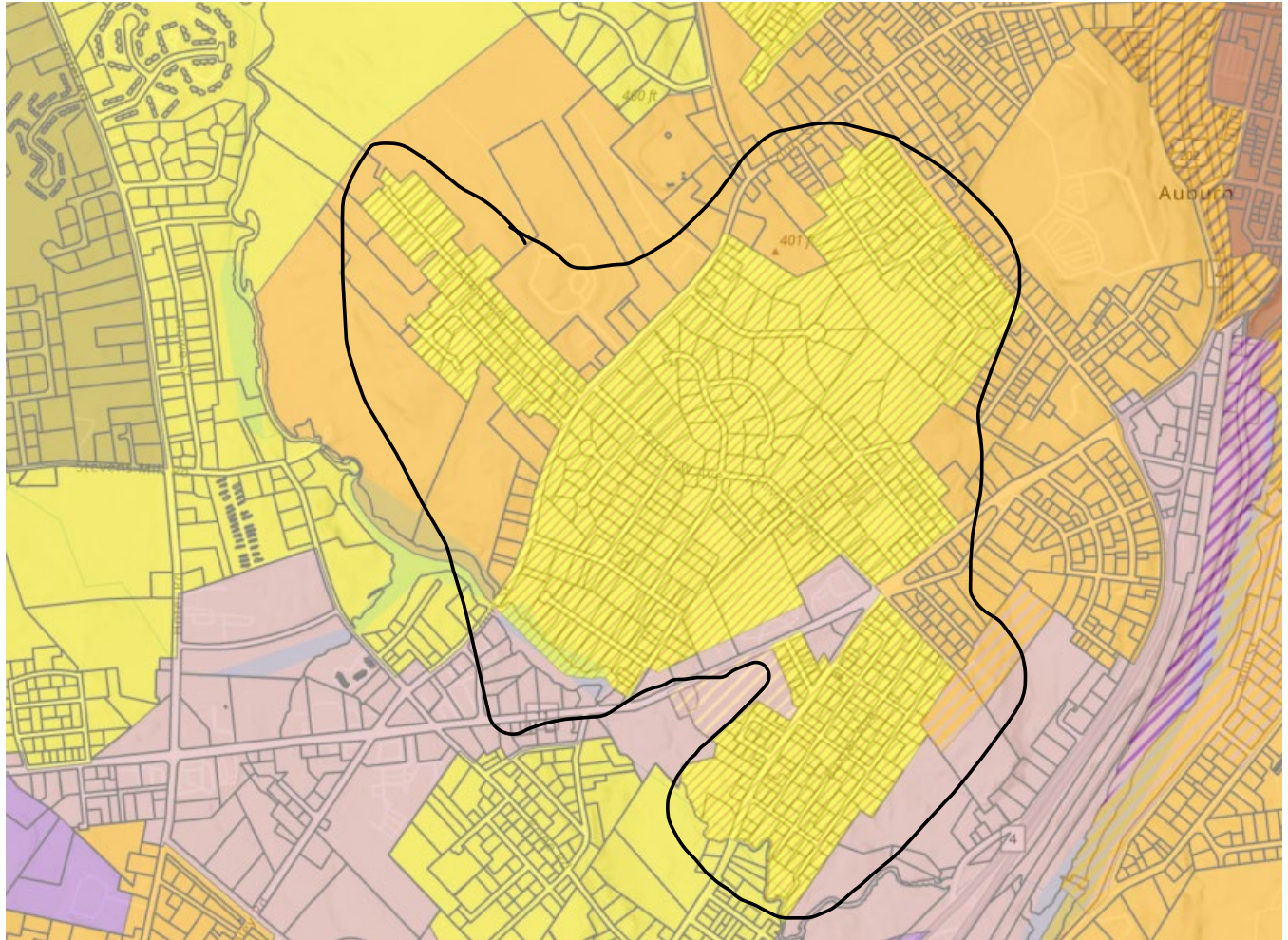
The following proposed changes would update parcels from Compact Residential to Mixed Use Neighborhood

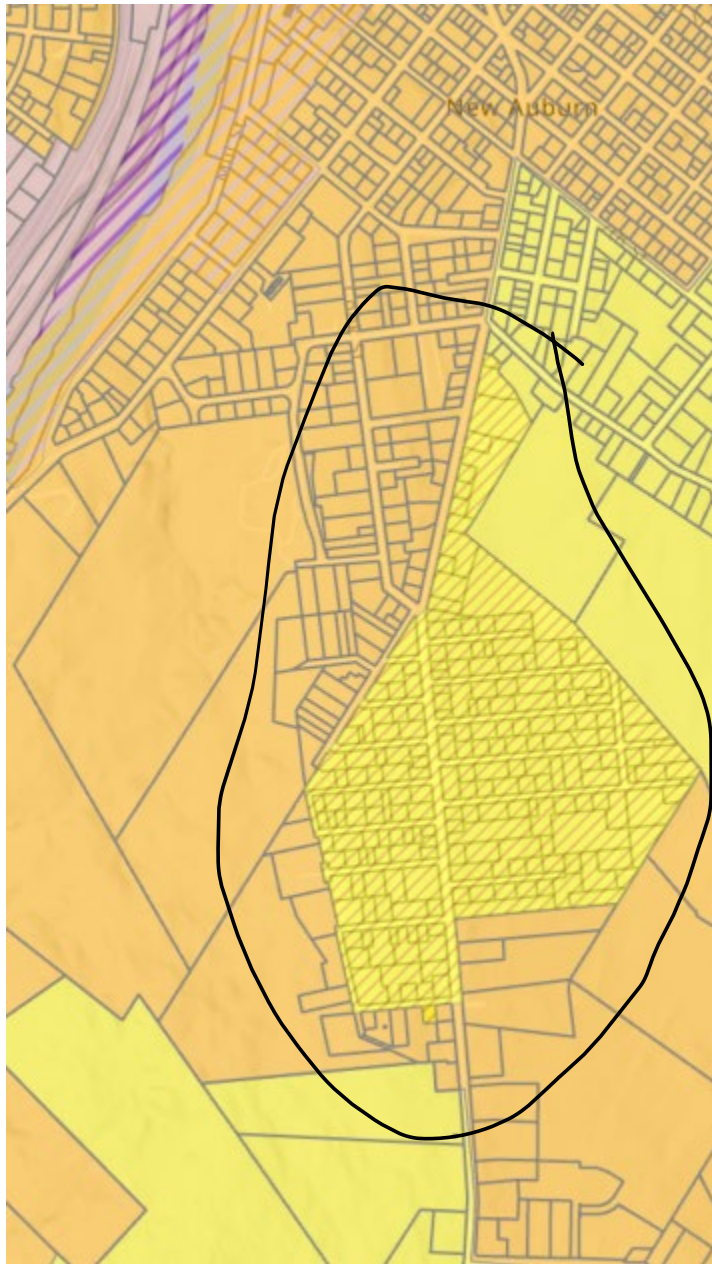


Mixed Use Neighborhood to Compact Residential

The following proposed changes would update parcels from Mixed Use Neighborhood to Compact Residential.

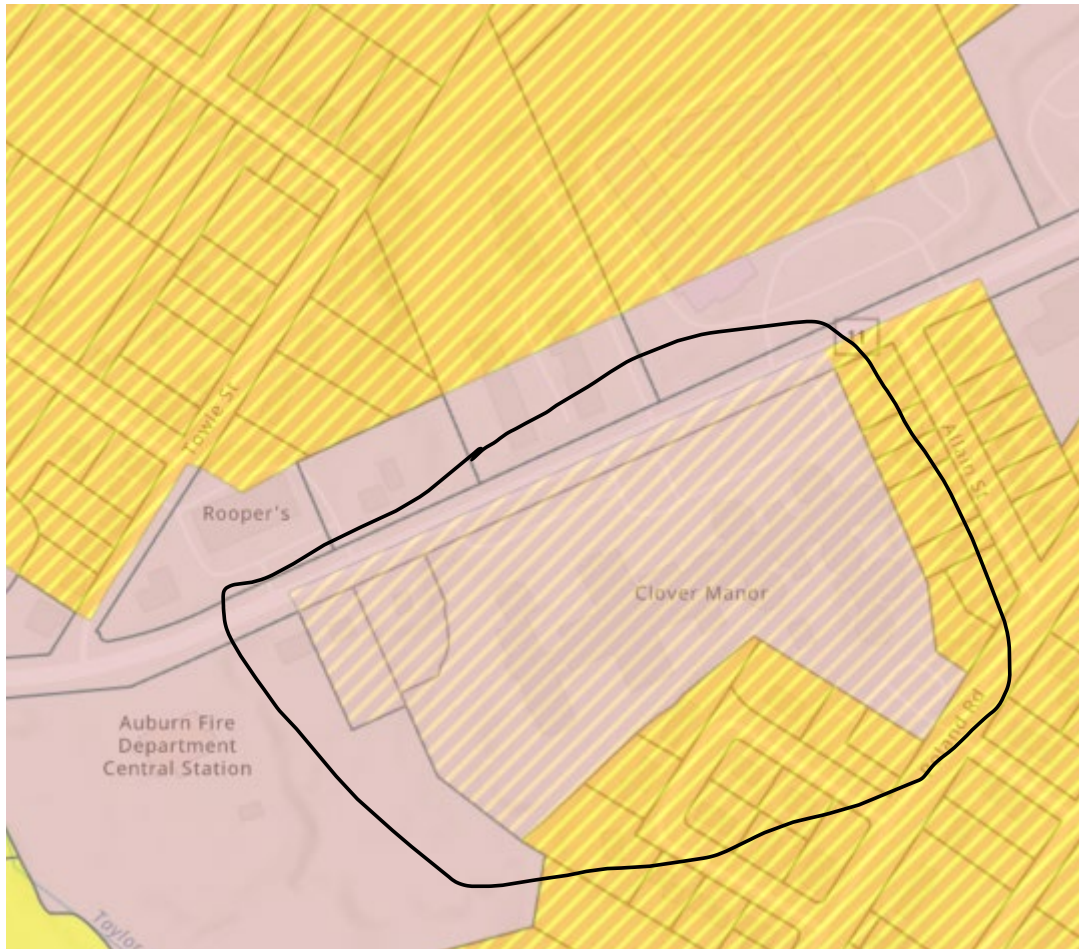






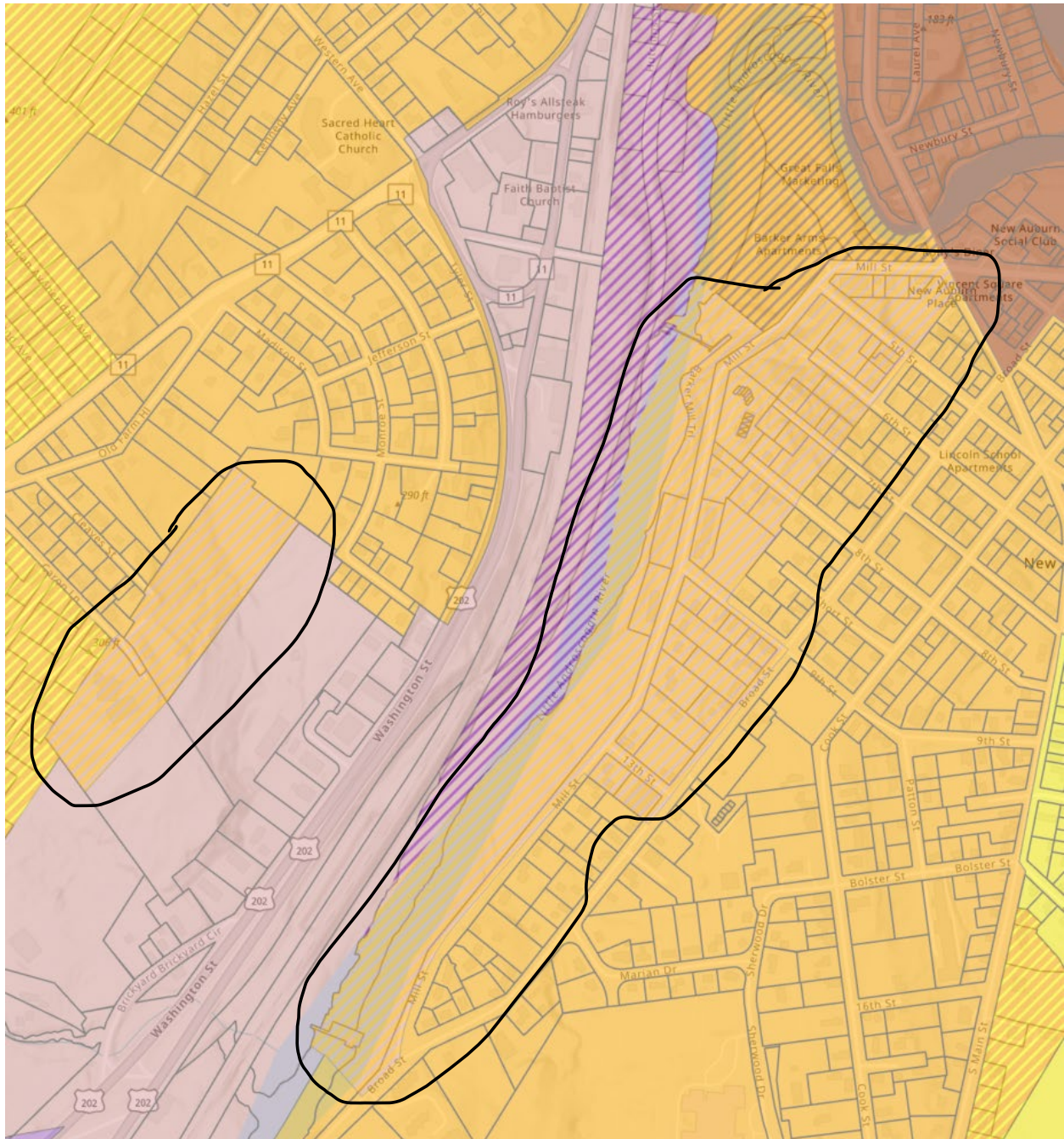
Mixed Use Neighborhood to Mixed Use Corridor

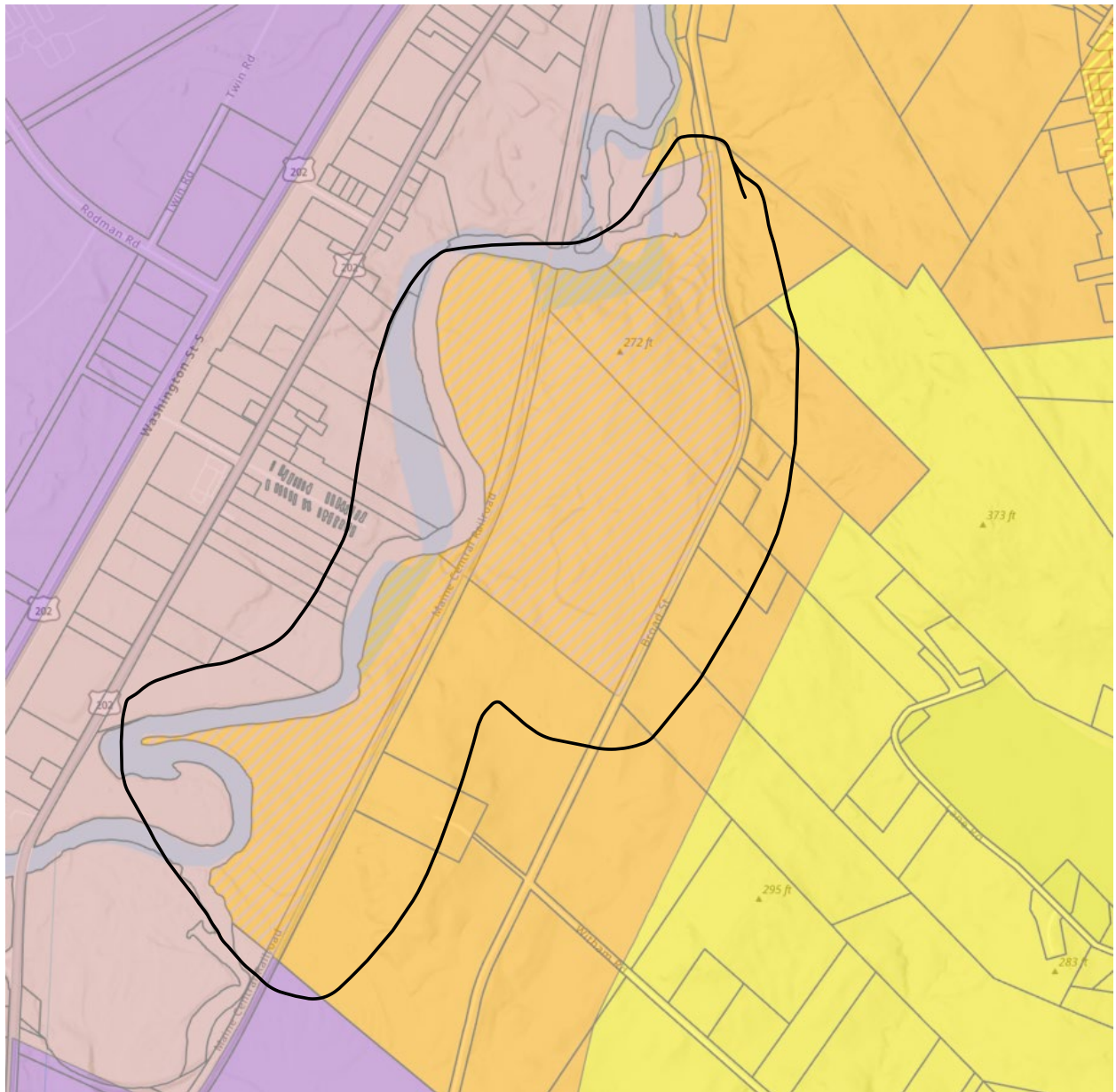
The following proposed changes would update parcels from Mixed Use Neighborhood to Mixed Use Corridor.



Mixed Use Corridor to Mixed Use Neighborhood

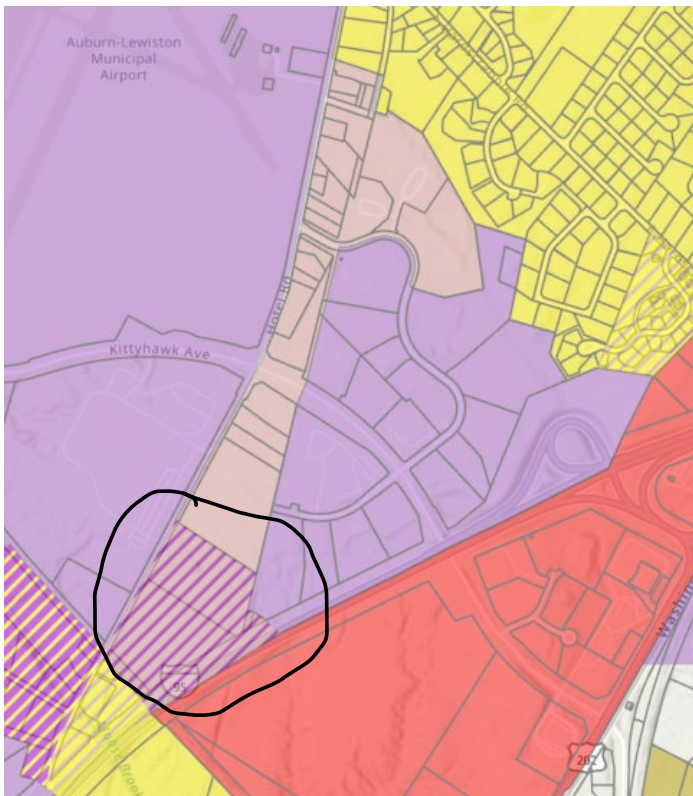
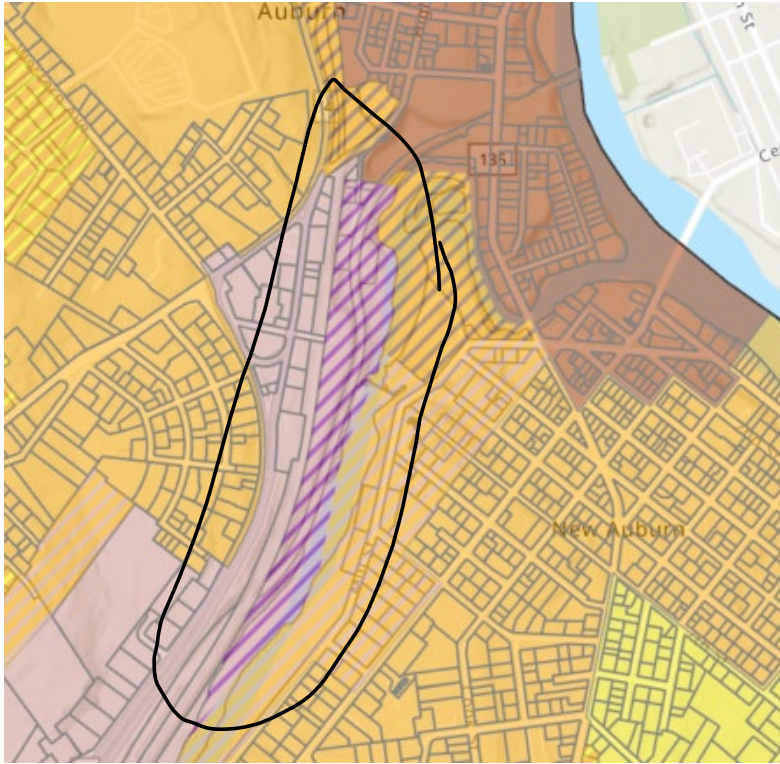
The following proposed changes would update parcels from Mixed Use Corridor to Mixed Use Neighborhood.





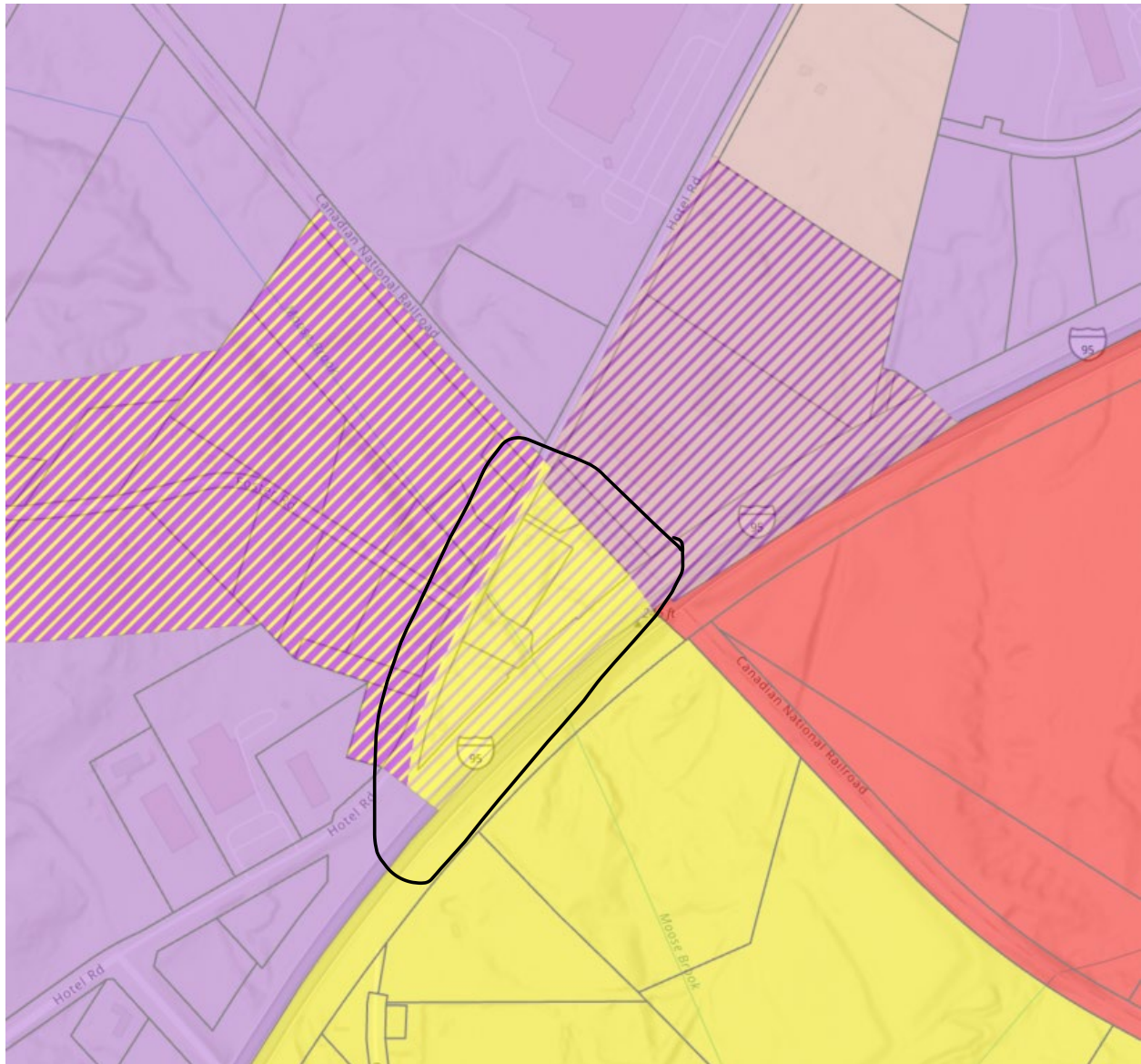
Mixed Use Corridor to Industrial

The following proposed changes would update parcels from Mixed Use Corridor to Industrial.



Mixed Use Corridor to Compact Residential

The following proposed changes would update parcels from Mixed Use Corridor to Compact Residential.



Compact Residential to Industrial

The following proposed changes would update parcels from Compact Residential to Industrial.

