



Brunswick, Maine

Comprehensive Zoning Ordinance Update

Public Draft of Revised Zoning Ordinance

Town Core Public Forum

September 11, 2014

The Brunswick Zoning Rewrite

1. Review of Structure

**2. Major Changes in the
New Ordinance**

3. Discussion



The Brunswick Zoning Rewrite

- **Implement the 2008 Comprehensive Plan**
- **Simplify the Zone District Structure**
- **Integrate Brunswick Landing regulations**
- **Improved User-Friendliness**
- **Revise the Zoning Map to Match**

Town of Brunswick Zoning Ordinance



Adopted by the Brunswick Town Council April 7, 1997
Last Revision Effective: July 30, 2013

Schedule

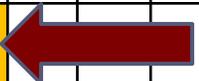
| | 2013 | | 2014 | | | | | | | | | | | |
|--|------|----------|------|------|------|------|-----|------|------|------|------|---|------|------|
| | Nov. | Dec. | Jan. | Feb. | Mar. | Apr. | May | June | July | Aug. | Sep. | Oct. | Nov. | Dec. |
| Task 1: Initial Scoping, Analysis and Direction | | SI PF | | | | | | | | | | | | |
| Task 2: Staff Draft of Revised Zoning Ordinance | | | | | | | SI | | | | | | | |
| Task 3: Public Draft of Zoning Ordinance | | | | | | | | | PF | | PF |  | | |
| Task 4: Adoption | | | | | | | | | | | | | | |
| SI = Stakeholder Interviews PF = Public Forum PH = Pubic Hearing | | | | | | | | | | | | | | |

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| 4. Development Review | 4. Property Development Standards |
| 5. Development Review Plan Standards | 5. Administration |
| 6. Sign Regulations | |
| 7. Administration and Enforcement | |

Major Changes – Town Core

Zone District Consolidations

- **50 Districts down to 3!** Map shows boundaries of consolidated zone districts.
- Town Center Districts combined.
- Highway Commercial Districts combined.
- Industry I District now a Mixed Use District.
- Combined Water Street and Jordan Avenue Residential Districts
- Changes resulting from consolidations are discussed in Chapter 3 (Property Use Standards) and Chapter 4 (Property Development Standards).

Major Changes – Town Core

Permitted Use Tables – In General

- All uses were consolidated into two Permitted Use Tables – one for Growth Districts and one for Rural Districts
 - Gray indicates change due to zone district consolidation,
 - **Black** indicates change recommended by staff/consultant
- All Uses-specific standards from old Chapter 3 (and elsewhere) were consolidated into a list of use-specific standards cross-referenced in the Permitted Use Tables
- “Special” (Permit) uses were renamed “Conditional Uses”
- (Long) footnotes explain changes – recommend you focus on the use table itself and whether P and C uses reflect Comprehensive Plan goals.

Major Changes – Town Core

Dimensional Standards - In General

- All dimensional standards consolidated into Table 4.1.2 (Growth districts) and Table 4.1.3 (Rural Districts).
 - Gray indicates change due to zone district consolidation.
 - **Black** indicates change recommended by staff/consultant.
- Consolidation of zone districts resulted in many footnotes to Dimensional Tables – particularly in Growth districts.
- (Long) footnotes explain changes – recommend you focus on the dimensional table itself and whether figures reflect Comp Plan goals.



Major Changes – Chapters 3 and 4

Town Core Highlights (Use and Dimensions)

- Artisan Manufacturing (i.e. Gelato Fiasco, Art Forms) now a permitted use in Downtown (Growth Mixed Use 6).
- Includes “Form-Based-Type Controls” such as building frontage as a percent of lot width, min/max building heights and a maximum building setback, within new GM6 District.
- Lots fronting inner Pleasant Street allowed more intensity of use.

Major Changes – Chapters 3 and 4

Outer Pleasant Street Highlights (GM5) (Use and Dimensions)

- Artisan Manufacturing (i.e. Ebenezers Brew Pub) included as a permitted use.
- 20,000 sq. ft. minimum lot area dropped to 7,500 sq. ft.
- 100' minimum lot width dropped to 75'.
- No change in maximum building footprint of 20,000 sq. ft.

Major Changes – Chapter 4

Property Development Standards

- Many, many changes.
- Former structure of Chapters 4 and 5 revised significantly.
 - Standards for property development now appear in Chapter 4.
 - Procedures for property development – and Criteria for approval of applications – now appear in Chapter 5.
 - In many cases, the only (or primary) Criteria for approval is that the application meet the Standards.
- Standards in Chapter 4 now apply to all applications – not just those going through Development Review.
 - Consistent with general past practice – but not how the current ordinance reads.
 - But in some cases applications going through Development Review are subject to additional standards.

Major Changes – Chapter 4

Property Development Standards

- Dimensional Standards (and Exceptions/Special Cases)
- Natural and Historic Areas
- Basic Services
- Stormwater Management, Landscaping and Open Space
- Circulation and Access
- Parking and Loading
- Outdoor Lighting
- Architectural Compatibility
- Neighborhood Protection Standards
- Signs
- Performance Standards
- Maintenance Standards
- Administrative Adjustments/Alternative Compliance



Major Changes – Chapter 4

Dimensional Standards

- All dimensional standards consolidated into Table 4.1.2 (Growth districts) and Table 4.1.3 (Rural Districts).
 - Gray indicates change due to zone district consolidation.
 - **Black** indicates change recommended by staff/consultant.
- Consolidation of zone districts resulted in many footnotes to Dimensional Tables – particularly in Growth districts.
- **Current and proposed districts comparison table now available online.**



Major Changes – Chapter 4

Other Significant Changes

- Landscaping standards reorganized to better emphasize the types required – street trees, parking lots, edge buffers. Long-term maintenance of landscaping now required.
- New Neighborhood Protection Standards section requires lower building and light pole heights, opaque fencing and landscaping, roof equipment screening, and no drive-through speakers when adjacent to occupied 1- or 2- family lots in a Growth Residential district.
- Recreation set asides to be revised after study updates current standards.

Major Changes – Chapter 4

Other Significant Changes

- Fee-in-lieu of parking proposal (GM6 - Downtown) inserted for discussion purposes.
- Uses and lots under 10,000 sq. ft. in GM6 exemption from parking and loading requirements to encourage reuse also inserted for discussion.
- Bicycle parking standards now an objective 2 spaces per 10 car spaces for lots over 10 spaces, now reviewing potential for sliding scale-type standard.

Major Changes – Chapter 5

Administration

- Section 5.2 contains details of specific types of procedures.
 - New Streamlined Major Review process for some projects.
 - New consolidated table of Development Review thresholds.
 - Flowcharts for Development Review Procedures.
 - New table of time requirements.



Major Changes – Chapter 5

Administration

- Section 5.2 contains details of specific types of procedures.
- New administrative Conditional Use Permit process with approval criteria replaces existing Special Permit process.
- Current ordinance only has criteria for approval of Special Permits for uncategorized and omitted uses – not for other Special Permit uses listed in zoning districts.
- Expansions of nonconforming uses are now subject to Development Review rather than a Special Permit.
- Approval of Town Council not required – but appeals to Town Council are still available.
- Special Permit uses are now limited to Unclassified and Omitted Uses.

Questions and Discussion



Join us for Zoning Public Forums on:

September 24, 2014

6:00pm, Brunswick Junior High Gymnasium

&

October 1, 2014

6:00pm, SMCC Academic Building Auditorium



Zone Districts - Residential

| Old Zone Districts | | New Zone Districts | |
|-----------------------------------|---|--------------------|----------------------|
| Growth Area Base Districts | | | |
| R-R | BNAS Reuse - Residential | GR1 | Growth Residential 1 |
| R1 | Residential Extended 1 | GR2 | Growth Residential 2 |
| R8 | Residential Extended 8 | GR3 | Growth Residential 3 |
| R2 | Residential Extended 2 | GR4 | Growth Residential 4 |
| R3 | Residential Extended 3 | | |
| R4 | Residential Extended 4 | | |
| R5 | Residential Extended 5 | | |
| R6 | Residential Extended 6 | | |
| CR2 | Country Residential 2 (Old Bath Road Area Within Growth Area) | | |

Zone Districts - Residential

| Old Zone Districts | | New Zone Districts | |
|-----------------------------------|------------------------|--------------------|----------------------|
| Growth Area Base Districts | | | |
| R7 | Residential Extended 7 | GR5 | Growth Residential 5 |
| TR1 | Intown Residential 1 | GR6 | Growth Residential 6 |
| TR2 | Intown Residential 2 | GR7 | Growth Residential 7 |
| TR3 | Intown Residential 3 | GR8 | Growth Residential 8 |
| TR4 | Intown Residential 4 | | |
| TR5 | Intown Residential 5 | GR9 | Growth Residential 9 |

Zone Districts – Mixed Use

| Old Zone Districts | | New Zone Districts | |
|-----------------------------------|---------------------------------------|--------------------|--------------------|
| Growth Area Base Districts | | | |
| MU2 | Mixed Use 2 | GM1 | Growth Mixed-Use 1 |
| MU3 | Mixed Use 3 | GM2 | Growth Mixed-Use 2 |
| MU6 | Mixed Use 6 | | |
| MU4 | Mixed Use 4 | | |
| II | Large Scale Business, Ind., & Inst. I | GM3 | Growth Mixed-Use 3 |
| I4 | Large Business, Ind., & Inst. I | | |
| CC | Commercial | GM4 | Growth Mixed-Use 4 |
| MUI | Mixed Use I (Growth area) | | |

Zone Districts – Mixed Use

| Old Zone Districts | | New Zone Districts | |
|-----------------------------------|--|--------------------|--------------------|
| Growth Area Base Districts | | | |
| HCI | Highway Commercial 1 | GM5 | Growth Mixed-Use 5 |
| HC2 | Highway Commercial 2 | | |
| TC1 | Town Center 1 | GM6 | Growth Mixed-Use 6 |
| TC2 | Town Center 2 | | |
| TC3 | Town Center 3 | | |
| R-CMU | BNAS Reuse - Community MU | GM7 | Growth Mixed-Use 7 |
| R-PO | BNAS Reuse – Office Was combined with R-CMU earlier | | |
| MUOZ | Medical Use Overlay Zone | GM8 | Growth Mixed-Use 8 |

Zone Districts – Special Purpose

| Old Zone Districts | | New Zone Districts | |
|-----------------------------------|---------------------------------|--------------------|-------------------|
| Growth Area Base Districts | | | |
| CU1 | College Use 1 | | |
| CU2 | College Use 2 | GC1 | Growth College 1 |
| CU3 | College Use 3 | | |
| CU5 | College Use 5 | GC2 | Growth College 2 |
| CU6 | College Use 6 | | |
| CU4 | College Use 4 | GC3 | Growth College 3 |
| CU7 | College Use 7 | | |
| CU/TC | College Use/Town Conservation | GC4 | Growth College 4 |
| R-AR | BNAS Reuse – Aviation Related | GA | Growth Aviation |
| I2 | Large Business, Ind. & Inst. 2 | | |
| I3 | Large Business, Ind. & Inst. 3 | GI | Growth Industrial |
| R-B&TI | BNAS Reuse – Business & Tech. | | |
| R-R&OS | BNAS Reuse – Rec. & Open Space | GO | Growth Recreation |
| BCN | BNAS Conservation (growth area) | GN | Growth Resources |

Zone Districts – Rural

| Old Zone Districts | | New Zone Districts | |
|----------------------------------|--------------------------------|--------------------|-------------------------|
| Rural Area Base Districts | | | |
| BCN | BNAS Conservation (Rural area) | RN | Rural Natural Resources |
| FFI | Farm and Forest 1 | RF | Rural Farm and Forest |
| CRI | Country Residential 1 | | |
| CR2 | Country Residential 2 | RR | Rural Residential |
| MUI | Mixed Use 1 (Rural area) | | |
| CPI | Coastal Protection 1 | RPI | Rural Protection 1 |
| FF3 | Farm and Forest 3 | | |
| CP2 | Coastal Protection 2 | RP2 | Rural Protection 2 |
| MU5 | Mixed Use 5 (Portland Rd.Area) | RM | Rural Mixed Use |

Zone Districts – Overlays

| Old Zone Districts | | New Zone Districts | |
|---------------------------------|---|--------------------|----------------------|
| Overlay Zoning Districts | | | |
| APZ1 | Aquifer Protection Zone 1 | APO1 | Aquifer Protection 1 |
| APZ2 | Aquifer Protection Zone 2 | APO2 | Aquifer Protection 2 |
| APZ3 | Aquifer Protection Zone 3 | APO3 | Aquifer Protection 3 |
| NRPZ | Natural Resource Protection (Shoreland) | SPO | Shoreland Protection |
| NRPZ | Natural Resource Protection (Flood) | FPO | Flood Protection |
| RBSG | Rural Smart Growth–Wildlife Habitat | WPO | Wildlife Protection |
| RBSG | Rural Smart Growth–Wildlife Corridor | | |
| MHZ | Mobile Home Park Zone | MHO | Mobile Home Park |
| FPZ1 | Flight Path Zone 1 (Clear) | AAO | Airport Approach |
| FPZ2 | Flight Path Zone 2 (Noise/Accident) | | |
| TCZ1 | Telecommunication Zone 1 | TCO | Telecom |
| TCZ2 | Telecommunication Zone 2 | | |
| VRZ | Village Review Zone | VRO | Village Review |