



Brunswick, Maine

Comprehensive Zoning Ordinance Update

Update on Public Draft

September 24 & October 1, 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 "WORK IN PROGRESS/REVIEW"									PF		PF			
Task 4: Final Draft and Adoption												PF		
SI = Stakeholder Interviews PF = Public Forum PH = Pubic Hearing														



Table of Contents

Current Ordinance	New Ordinance
1. General Provisions	1. General Provisions
2. Zoning Districts and Overlay Zones	2. Zoning Districts
3. Specific Dimensional and Use Provisions	3. Property Use Standards
4. Development Review	4. Property Development Standards
5. Development Review Plan Standards	5. Administration
6. Sign Regulations	
7. Administration and Enforcement	

Major Changes – Chapter 2

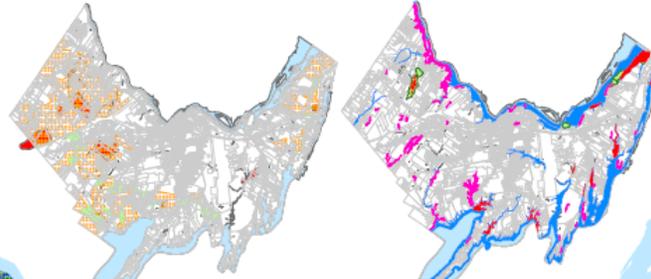
Zone District Consolidations

- **50 Districts down to 31 !**
- Map shows consolidated district boundaries.
- Town Center Districts combined from 3 to 1
- College Use Districts combined from 8 to 4
- Combined Water Street and Jordan Avenue residential districts
- Several residential districts in Growth Area combined
- FF3 and CPI combined
- MUI growth & rural areas combined with abutting districts
- Changes resulting from consolidations are shown in Chapter 3 (Property Use Standards) and Chapter 4 (Property Development Standards)



DRAFT Zoning Map Town of Brunswick, Maine

Created by the Town of Brunswick
Department of Planning & Development
September 9, 2016



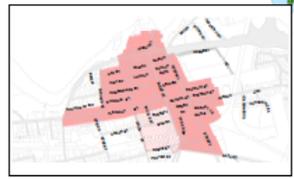
- WSETN Protection Overlay - Habitat
- WSETN Protection Overlay - Corridor
- Deer Wintering Areas
- Wetlands High to Moderate Value
- Inland Wading Bird and Waterfowl Habitat
- 100-Year Flood Zone
- Slopes Exceeding 20 Percent

Zoning Districts

- Growth Aviation (GA)
- Growth College 1 (GC1)
- Growth College 2 (GC2)
- Growth College 3 (GC3)
- Growth College 4 (GC4)
- Growth Industrial (GI)
- Growth Mixed-Use 1 (GM1)
- Growth Mixed-Use 2 (GM2)
- Growth Mixed-Use 3 (GM3)
- Growth Mixed-Use 4 (GM4)
- Growth Mixed-Use 5 (GM5)
- Growth Mixed-Use 6 (GM6)
- Growth Mixed-Use 7 (GM7)
- Growth Mixed-Use 8 (GM8)
- Growth Natural Resources (GN)
- Growth Outdoor (GO)
- Growth Residential 1 (GR1)
- Growth Residential 2 (GR2)
- Growth Residential 3 (GR3)
- Growth Residential 4 (GR4)
- Growth Residential 5 (GR5)
- Growth Residential 6 (GR6)
- Growth Residential 7 (GR7)
- Growth Residential 8 (GR8)
- Growth Residential 9 (GR9)
- Rural Farm and Forest (RF)
- Rural Mixed-Use (RM)
- Rural Natural Resources (RN)
- Rural Protection 1 (RP1)
- Rural Protection 2 (RP2)
- Rural Residential (RR)
- Growth / Rural Area Boundary

Overlay Districts

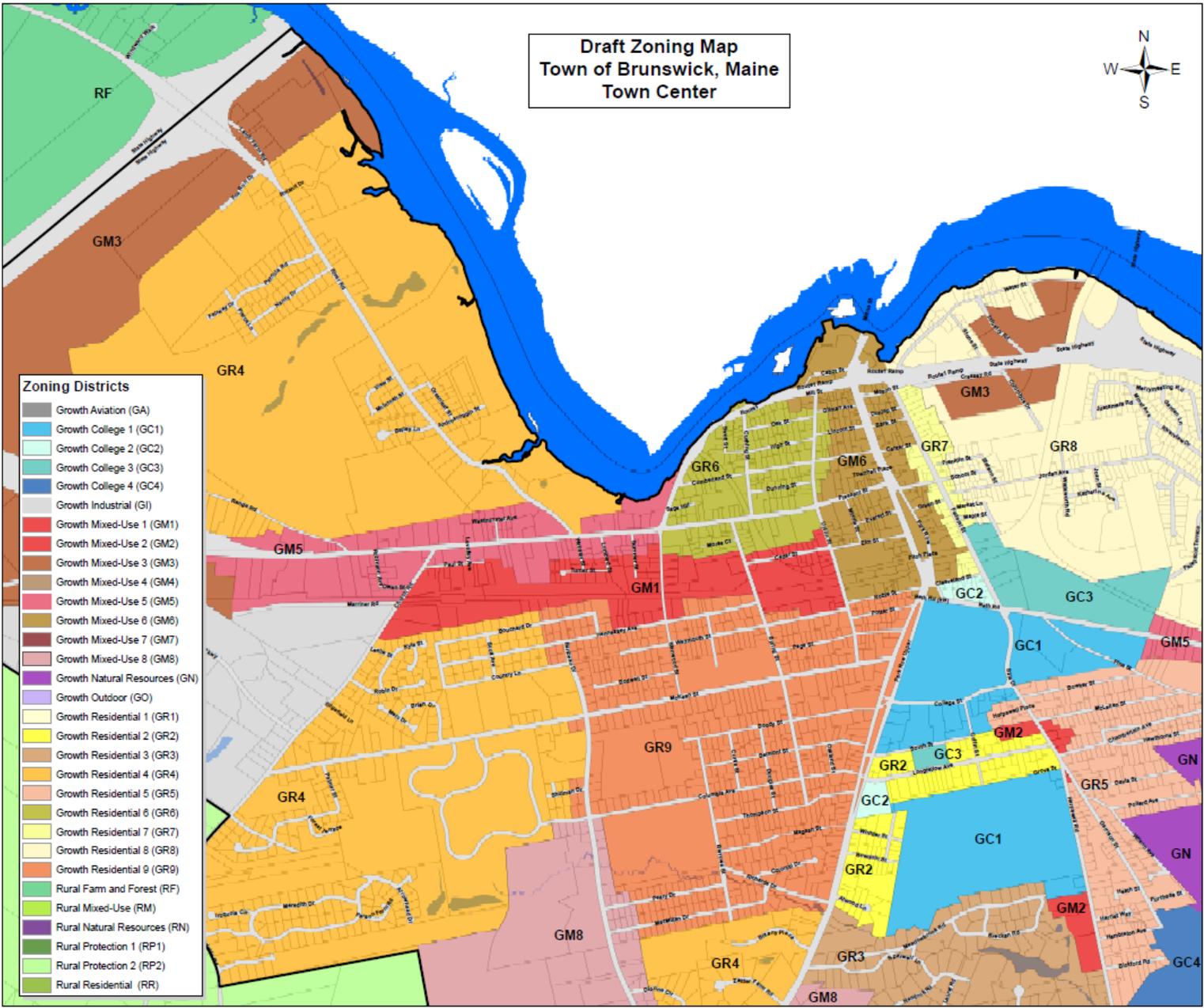
- Airport Approach Zone
- Runway Protection Zone
- Shoreland Protection Overlay
- Aquifer Protection Overlay 1A
- Aquifer Protection Overlay 1
- Aquifer Protection Overlay 2
- Mobile Home Park Overlay
- Telecommunications Overlay



- Village Review Zone
- Comp Plan Recommended VRZ Expansion

Boundaries of Airport Approach and Runway Protection Zones are approximate and may be subject to change prior to final adoption of new ordinance.

Draft Zoning Map
Town of Brunswick, Maine
Town Center



Zoning Districts

- Growth Aviation (GA)
- Growth College 1 (GC1)
- Growth College 2 (GC2)
- Growth College 3 (GC3)
- Growth College 4 (GC4)
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- Rural Natural Resources (RN)
- Rural Protection 1 (RP1)
- Rural Protection 2 (RP2)
- Rural Residential (RR)

Major Changes – Chapter 3

Permitted Use Tables

- All uses consolidated into two use tables – one for Growth area and one for Rural area
 - Gray = change due to consolidation
 - **Black** = change recommended by staff/consultants
- All use-specific standards consolidated and cross-referenced in the Permitted Use Table
- “Conditional Use” means listed but subject to approval
- “Special Use” now applies to unlisted uses subject to approval
- (Long) footnotes explain changes



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

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

Dimensional Standards

- All dimensional standards consolidated into two tables – one for Growth and one for Rural
 - Gray = change due to district consolidation.
 - **Black** = change recommended by staff/consultant.
- Consolidation of zone districts resulted in many footnotes to Dimensional Tables – particularly in Growth districts.
- (Long) footnotes explain changes
- Current and proposed district comparisons now available on line



Major Changes – Chapter 4

Other Significant Changes

- Many edits to wording to better reflect Comp Plan focus on keeping rural character of Rural districts.
- Bonuses for Open Space Developments, Wildlife Habitat Block/Corridor Protection, and Affordable Housing consolidated into one table – and combinations capped at 35% density increase.
- Landscaping standards reorganized to better emphasize the types required – street trees, parking lots, edge buffers.
- New Neighborhood Protection Standards require lower heights, more screening, no speakers when adjacent to occupied 1 and 2 family lots in Growth area
- CC design standards apply to all applications in CC district (GM4) – not just those subject to Development Review.

Major Changes – Chapter 5

Administration

- New section 5.1.1 identifies all the development review and approval bodies in the Town and their respective duties.
- Sections 5.1.2 through 5.1.9 cover procedures and requirements that apply to multiple types of applications and decisions.
 - E.g. fee requirements, pre-application conferences, appeals.
 - References to Special Exceptions were deleted; references to Special (Permit) uses were revised to Conditional uses.



Major Changes – Chapter 5

Administration

Section 5.2 contains details of specific types of procedures.

Inserted revised Development Review procedures developed by Staff/Planning Commission.

- Includes new Streamlined Major Review process for some projects.
- Includes new consolidated table of Development Review thresholds.
- Includes three flowcharts for three Development Review Procedures.
- Includes new table of time requirements.



Major Changes – Chapter 5

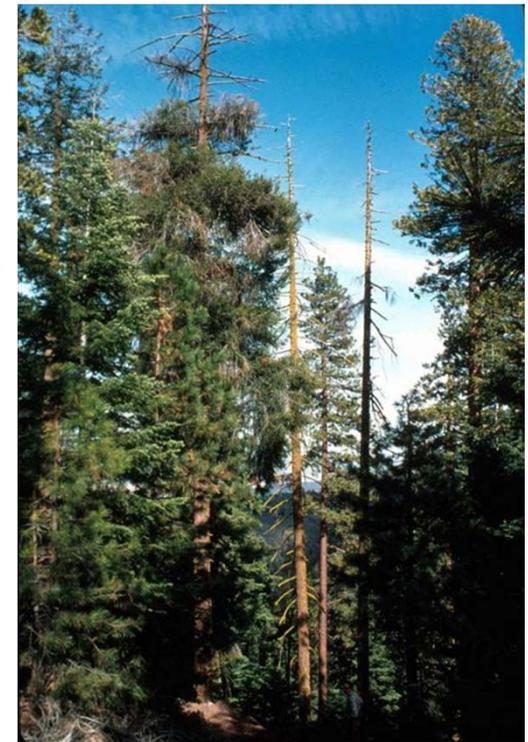
Administration

- New Conditional Use Permit process added with approval Criteria.
 - Current ordinance only has criteria for approval of Special Permits for uncategorized and omitted uses – not for other Special 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.

Major Changes – Chapter 5

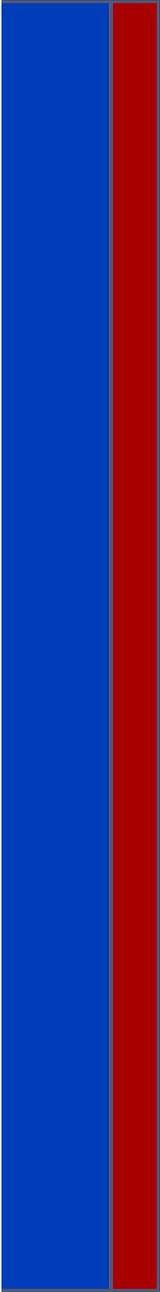
Administration

- Village Review Board review Criteria were revised to avoid overlap / duplication with Chapter 4 Standards.
- E.g. standards for bringing buildings up to the street in the downtown area are now included in Chapter 4 Dimensional Standards.
- Application submittal requirements are now contained in new Appendix D – not the ordinance text.



Questions and Discussion





Where Are We in the Process?

- 37 Meetings since Process Began
- More Meetings to be Scheduled
- Revised Public Draft to be Prepared
- Fine-tuning Zoning District Boundaries

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	GM3	Growth Mixed-Use 3
I1	Large Scale Business, Ind., & Inst. I		
I4	Large Business, Ind., & Inst. I		
CC	Commercial	GM4	Growth Mixed-Use 4
MU1	Mixed Use 1 (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)	RP3	Rural Protection 3

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