



Brunswick, Maine

Comprehensive Zoning Ordinance Update

Public Draft of Revised Zoning Ordinance

College Abutters Public Forum

September 18, 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	PH	PH
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	

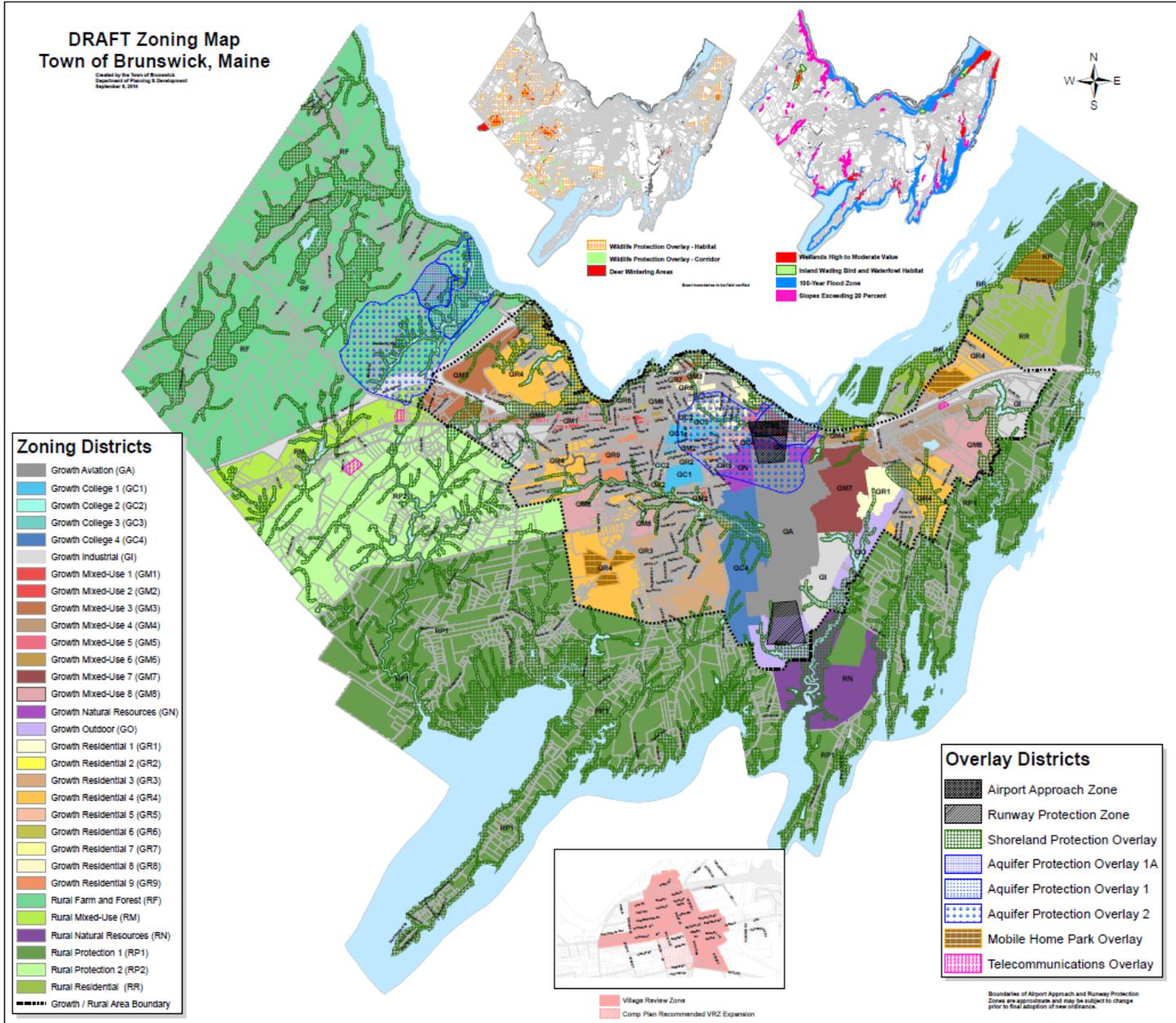
Major Changes – Townwide

Proposed Zone District Consolidations

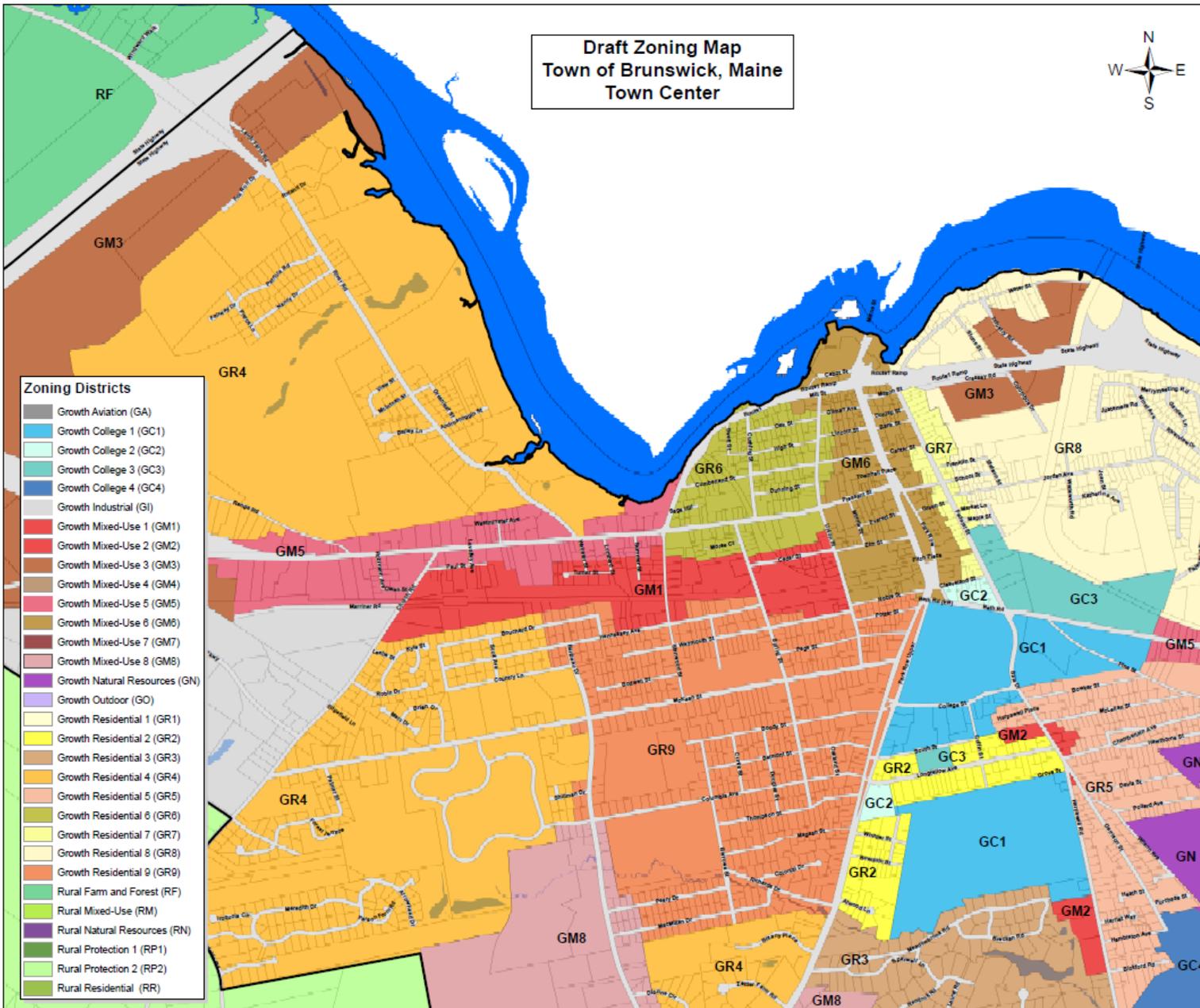
- **50 Districts down to 3!** Map shows boundaries of consolidated zone districts.
- Town Center Districts combined.
- Highway Commercial Districts combined.
- Industrial Districts combined.
- Several Residential Districts (R-3, R-4, R-5, R-6, CR2 within Growth Area) combined.
- Farm and Forest 3 and Coastal Protection I combined.
- College Use Districts combined (8 down to 4 districts).

DRAFT Zoning Map Town of Brunswick, Maine

Created by the Town of Brunswick
Department of Planning & Development
September 8, 2016



Draft Zoning Map
Town of Brunswick, Maine
Town Center



Major Changes – Townwide

Permitted Use Tables – Chapter 3

- 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 – Townwide

Dimensional Standards – Chapter 4

- 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 – Townwide

Property Development Standards – Chapter 4

- 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 – Townwide

Property Development Standards - Chapter 4

- 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



The College Use Districts – A Refresher From 2/4/14 Meeting

Trends in Institutional Use zone districts

-- College, Hospital, and Research Campuses

- Focus on “edges” where campuses abut surrounding areas
 - Particularly size, height, scale, traffic, access impacts
- Allow flexibility in those parts of the campus away from the edges
 - To allow changing building types and uses to respond to changing conditions and opportunities



The College Use Districts _ A Refresher From 2/4/14 Meeting

Examples of Institutional District Control Tools and Approaches

- Requirements that new buildings near campus edges have heights, massing, or scale that reflect the surrounding area
- Requirements that new residential buildings (dorms) or other buildings with outdoor activities be designed so those impacts are directed into the campus
- Limits on new access points into a campus from adjacent residential streets
- Limitations on room rentals in nearby single family residential areas – or on the number of cars that can be parked on those properties



Proposed Consolidation of College Use Districts

Now GC -- “Growth Area/College Use”

- **GC1 -- “Campus Core”**
 - **Consolidates CU1, CU2, CU3** →
- **GC2 – “Campus Edge North”**
 - **Consolidates CU 5 & CU6** →
- **GC3 – “Campus Edge Longfellow”**
 - **Consolidates CU4 & CU7** →
- **GC4 – “Campus West ”**
 - **BNAS West Side Conveyance CU/TC** →

Flexibility in Core Properties with “edge” protections

Address Impacts on Surrounding Neighborhoods

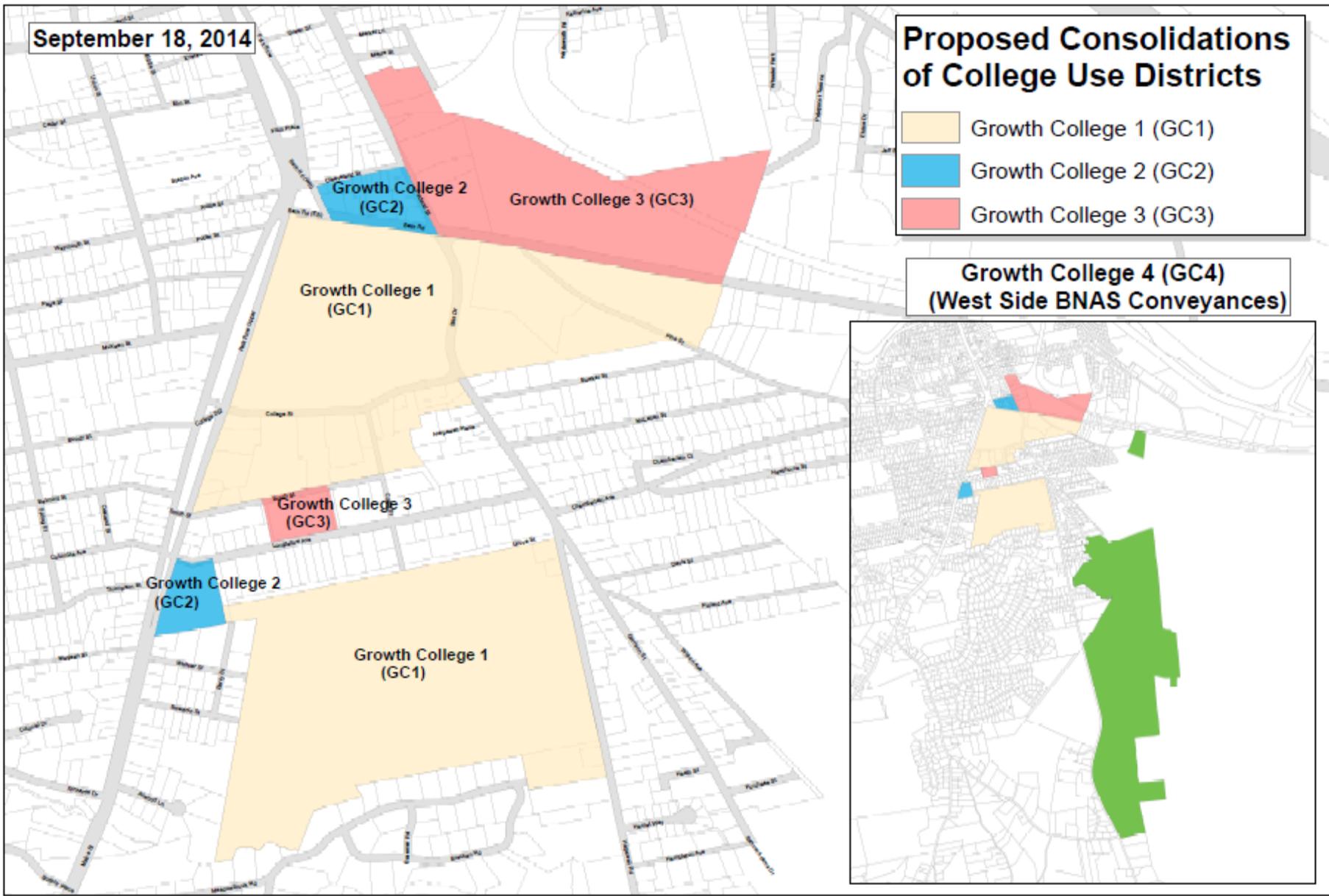
Conserve Designated Lands

September 18, 2014

Proposed Consolidations of College Use Districts

- Growth College 1 (GC1)
- Growth College 2 (GC2)
- Growth College 3 (GC3)

Growth College 4 (GC4) (West Side BNAS Conveyances)



Proposed Consolidations - Restrictions

- 24 uses are now P or C uses in GCI, GC2, and GC3
- Although current CU-1 (core) and CU-2 (athletic fields) and CU-3 (College Street) were consolidated into GCI, Multi-family Residential, Residence Hall, and Restaurant or Dining Facility are still limited to the core area
- GC3 limitation of Residence Halls, Restaurants, and Dining Facilities to former hotels, boarding houses, and restaurants is retained.
- New Neighborhood Protection Standards would apply.



Dimensional Standards Comparison – GC1

Proposed GC 1– Consolidating CU 1, CU 2, and CU 3 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CU 1	Existing CU 2	Existing CU 3	Notes
Lot area, min. (1,000 square feet)	7.5	10	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	12	12	10	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)					
Lot width, min. (feet)	65	65	65	65	
Building frontage, min. (% of lot width)					
Building frontage, max. (% of lot width)					
Front yard depth, min. (feet)	15	15	15*	15	Current Ord CU 2: Tree cutting prohibited within 125' of Boundaries A & B * Current Ord CU2: No new structure may be constructed within 125' from Boundaries A&B, 80' from Boundary C, & 50' from Boundary D.
Build-to Zone (feet)					
Rear yard depth, min. (feet)	15	15	15*	15	See * note above
Side yard depth, min. (feet)	15	15	15*	15	See * note above
Impervious surface coverage, max. (% of lot area)	60	60	50	50	
Building height, min. (stories/feet)– both minimums apply					
Building height, max. (stories/feet or feet)– both maximums apply	70				Current Ord CU 3: Height may be increased by an additional 5' for every 10 additional ft of setback from any non-college owned residential property line, up to a max of 55'
Building height max within 200' of District Boundary as permitted in sec. 204.3		70	35	45	
Building height max within 200' of District Boundary		70	55	45	
Building footprint per structure, max. (1,000 sq ft)	30[19]	n/a	n/a	10	[19] Proposed Ord: 10,000 sq ft for multifamily dwellings

Current Ordinance also disallows construction of new roadways or driveways for motor vehicles which connect to Meadowbrook Rd, Whittier St, Brackan Rd, Atwood Lane, Bowdoin St or Berry St.

Proposed Ord:??

Dimensional Standards Comparison – GC2

Proposed GC 2– Consolidating CU 5 and CU 6 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CU 5	Existing CU 6	Notes
Lot area, min. (1,000 square feet)	10	20	10	
Density, max. using public sewer(dwelling units per acre of net site area)	24 [5]	24	8	[5] Proposed Ord: Except that lands north of Bath Rd shall be limited to 8 du/ac Current Ord: see sec 204.3.E for special density rules regarding college offices
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)				
Lot width, min. (feet)	65	65	65	
Building frontage, min. (% of lot width)				
Building frontage, max. (% of lot width)				
Front yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	20	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	20	
Side yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	15	
Impervious surface coverage, max. (% of lot area)	50	40	35	
Building height, min. (stories/feet) – both minimums apply				
Building height, max. (stories/feet or feet) – both maximums apply	45			
Building height max within 200' of District Boundary as permitted in sec. 204.3		35	35	
Building height max within 200' of District Boundary		35	35	
Building footprint per structure, max. (1,000 sq ft)	10	8.5	5	

Current Ordinance CU 5 also disallows construction of new roadways or driveways for motor vehicles which connect to Meadowbrook Rd, Whittier St, Breckan Rd, Atwood Lane, Bowdoin St or Berry St.

Proposed Ord:??

Dimensional Standards Comparison – GC3

Proposed GC 3– Consolidating CU 4 and CU 7 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CU 4	Existing CU 7	Notes
Lot area, min. (1,000 square feet)	10	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	10 [6]	5	10	[6] Proposed Ord: Except that parcels betw. South St and Grove St shall be limited to 5 du/ac
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	10	10		
Lot width, min. (feet)	65	65	65	
Building frontage, min. (% of lot width)				
Building frontage, max. (% of lot width)				
Front yard depth, min. (feet)	15	15	15	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	15	20	15	
Side yard depth, min. (feet)	15	15	15	
Impervious surface coverage, max. (% of lot area)	50	30	50	
Building height, min. (stories/feet) – both minimums apply				
Building height, max. (stories/feet or feet) – both maximums apply	n/a			
Building height max within 200' of District Boundary as permitted in sec. 204.3		35	40	
Building height max within 200' of District Boundary		35	n/a	
Building footprint per structure, max. (1,000 square feet)	20 [20]	5	20	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

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