



Brunswick, Maine

Comprehensive Zoning Ordinance Update

Public Draft of Revised Zoning Ordinance

New Meadows Public Forum

September 17, 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

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.
- Mixed Use I (MUI) district is combined with abutting districts (growth and rural portions)
- NRPZ and Rural Smart Growth zones renamed to better reflect content (Shorelands, Floodplain, or Wildlife Habitat protection).

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



Major Changes – Rural Areas

- Increased intensity within growth zones, less in rural areas (i.e. New Meadows area).
- No substantive changes in Marine Activities, Shoreland Protection Overlay, Floodplain Overlay, Conservation Lands.
- Increased density bonus by 10% for Open Space Development in Rural Areas; consistent with Comp. Plan.
- In Wildlife Protection Overlay (formerly Rural Brunswick Smart Growth Overlay), documentation of cumulative disturbance on lots as of April 5, 2006 will be on applicant.

Major Changes – Rural Areas

Proposed RP 1- Consolidating CP 1 and FF 3 (Rural Area)

Dimensional Standard		Proposed Ordinance	Current CP 1	Current FF 3	Notes
Lot area, min.	Residential	2 ac	20,000 s.f.	2 ac	
Lot area, min.	Non-Residential	4 ac ^[1]	4 acres	2 ac	
Density, max.	Developments subject to Development Review	1 du per 4 ac	1 du per 4 ac	1 du per 2 ac	
Density, max.	Developments not subject to Development Review	1 du per 5 ac	1 du per 5 ac	1 du per 2 ac	
Lot width, min. (feet)		150	125 feet	150	
Front yard depth, min. (feet)		30	30 feet	25	
Rear yard depth, min. (feet)		30	30 feet	30	
Side yard depth, min. (feet)		30	25 feet	30	
Impervious surface coverage, max. (% of lot area)		25	10,890 sq. ft. or 35%, whichever is less	25	
Building height, min. (stories/feet) – both minimums apply		20	20		
Building height, max. (stories/feet or feet) – both maximums apply [A]		40	40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	10	

Existing Ord: see secs 209.3 and 305 for additional dimensional standards

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		
MUI	Mixed Use I (Growth area)	GM4	Growth Mixed-Use 4

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