

# Brunswick Zoning District Comparisons - Dimensional Standards

## Table of Contents

<u>Existing District</u>	<u>Proposed District</u>	<u>Page</u>
R 1	GR 2	1
R 2	GR 3	2
R 3	GR 4	3
R 4	GR 4	4
R 5	GR 4	5
R 6	GR 4	6
R 7	GR 5	7
R 8	GR 2	8
TR 1	GR 6	9
TR 2	GR 7	10
TR 3	GR 8	11
TR 4	GR 8	12
TR 5	GR 9	13
TC 1	GM 6	14
TC 2	GM 6	15
TC 3	GM 6	16
CU 1	GC 1	17
CU 2	GC 1	18
CU 3	GC 1	19
CU 4	GC 3	20
CU 5	GC 2	21
CU 6	GC 2	22
CU 7	GC 3	23
CU/TC	GC 4	24
MU 1 (portion)	GM 4	25
MU 2	GM 1	26
MU 3	GM 2	27
MU 4	GM 3	28
MU 6	GM 2	29
HC 1	GM 5	30
HC 2	GM 5	31
I 1	GM 3	32
I 2	GI	33
I 3	GI	34
I 4	GM 3	35
CC	GM 4	36
MU Overlay	GM 8	37
R CMU	GM 7	38
R AR	GA	39
R B&TI	GI	40
R R&OS	GO	41
BCN	GN	42
R R	GR 1	43
B CN	RN	44
FF 1	RF	45
FF 3	RP 1	46
CR 1	RF	47
CR 2	RR	48
CP 1	RP1	49
CP 2	RP 2	50
MU 1 (portion)	GM 4	51
MU 5	RM	52

**R 1 Zone Comparison (Proposed GR 2)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	3	3	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	30	30	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18]</sup>	5	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3

## R 2 Zone Comparison (Proposed GR 3)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	15	
Density, max. using public sewer(dwelling units per acre of net site area)	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	1 unit per 30,000 sq ft	1 unit per 30,000 sq ft	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18]</sup>	5	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3

## R 3 Zone Comparison (Proposed GR 4)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	7.5	15	
Density, max. using public sewer(dwelling units per acre of net site area)	5 (3)	5	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		1 unit per 30,000 sq ft	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18][19]</sup>	5  Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3 [19] Proposed Ord: 10,000 sq ft for multifamily dwellings

## R 4 Zone Comparison (Proposed GR 4)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	7.5	15	
Density, max. using public sewer(dwelling units per acre of net site area)	5 (3)	5	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		1 unit per 30,000 sq ft	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18][19]</sup>	5  Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint  Current Ord: Subject to sec 701, Boarding Care Facil may exceed 5,000 sq ft max provided no bldg footprint exceeds 30,000 sq ft	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3 [19] Proposed Ord: 10,000 sq ft for multifamily dwellings

## R 5 Zone Comparison (Proposed GR 4)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	15	
Density, max. using public sewer(dwelling units per acre of net site area)	5 (3)	5	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		5	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18]</sup> [19]	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3 [19] Proposed Ord: 10,000 sq ft for multifamily dwellings

## R 6 Zone Comparison (Proposed GR 4)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	7.5	12	
Density, max. using public sewer(dwelling units per acre of net site area)	5 [3]	8	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		8	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	10	
Impervious surface coverage, max. (% of lot area)	35	45	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18][19]</sup>	5  Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3 [19] Proposed Ord: 10,000 sq ft for multifamily dwellings

## R 7 Zone Comparison (Proposed GR 5)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	7	7	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		7	
Lot width, min. (feet)	100	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	30	30	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18, 19]</sup>	5  Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3 [19] Proposed Ord: 10,000 sq ft for multifamily dwellings

## R 8 Zone Comparison (Proposed GR 2)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	3	3	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		3	
Lot width, min. (feet)	65	65 ft	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15 ft	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	30	30	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 <sup>[18]</sup>	5 *	[18] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute a community living arrangement under 30-A M.R.S.A. sec 4357-A with a Conditional use Permit approved in acc with sec 5.2.3

**TR 1 Zone Comparison (Proposed GR 6)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	7.5	
Density, max. using public sewer(dwelling units per acre of net site area)	10	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15 <sup>[8]</sup>	15	[8] Proposed Ord: Except for lots fronting Pleasant St, where min front, side and rear yard depth shall be 10', max lot coverage shall be 80%, max height is 45', and there is no max bldg. footprint
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15 <sup>[8]</sup>	15	[8] same as above
Side yard depth, min. (feet)	15 <sup>[8]</sup>	15	[8] same as above
Impervious surface coverage, max. (% of lot area)	50 <sup>[8]</sup>	50	[8] same as above
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35 <sup>[8]</sup>	35	[8] same as above
Building footprint per structure, max. (1,000 square feet)	7.5 <sup>[8]</sup>	7.5	[8] same as above

**TR 2 Zone Comparison (Proposed GR 7)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	4	4	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5	5	

**TR 3 Zone Comparison (Proposed GR 8)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5	5	

**TR 4 Zone Comparison (Proposed GR 8)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5	5	

**TR 5 Zone Comparison (Proposed GR 9)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5	5	

## TC 1 Zone Comparison (Proposed GM6)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	n/a	n/a	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	n/a	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	n/a	
Lot width, min. (feet)	n/a	n/a	
Building frontage, min. (% of lot width)	75 <sup>[3,7]</sup>	n/a	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H [7] Proposed Ord: Applicable only to the first floor of bldgs along Maine St
Building frontage, max. (% of lot width)	100	n/a	
Front yard depth, min. (feet)	n/a	n/a	
Build-to Zone (feet)	0-5 <sup>[10]</sup>	n/a	[10] Proposed Ord: Applicable only to the first floor of bldgs. Along Maine St for all other blds in the GM 6 Dist, the build-to zone shall be determined by the range of front yard depths of principal bldgs. On the nearest occupied lots on either side on the same block face
Rear yard depth, min. (feet)	n/a	n/a	
Side yard depth, min. (feet)	n/a	n/a	
Impervious surface coverage, max. (% of lot area)	100 <sup>[12]</sup>	100	[12] Proposed Ord: Except that parcels adjacent to Park Row shall have a max lot coverage of 45%
Building height, min. (stories/feet) – both minimums apply	2/ 24 <sup>[14]</sup>		[14] Proposed Ord: Min height is triggered if floor area is being increased by 50%, and must be met at front lot line
Building height, max. (stories/feet or feet) – both maximums apply	40 <sup>[17]</sup>	40	[17] Proposed Ord: Except that lands north of US Highway 1 shall have a max bldg. height of 60'
Building footprint per structure, max. (1,000 square feet)	n/a	30	

## TC 2 Zone Comparison (Proposed GM6)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	n/a	n/a	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	n/a	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	n/a	
Lot width, min. (feet)	n/a	n/a	
Building frontage, min. (% of lot width)	75 <sup>[3,7]</sup>	n/a	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H [7] Proposed Ord: Applicable only to the first floor of bldgs along Maine St
Building frontage, max. (% of lot width)	100	n/a	
Front yard depth, min. (feet)	n/a	n/a	
Build-to Zone (feet)	0-5 <sup>[10]</sup>	n/a	[10] Proposed Ord: Applicable only to the first floor of bldgs. Along Maine St for all other bldgs in the GM 6 Dist, the build-to zone shall be determined by the range of front yard depths of principal bldgs. On the nearest occupied lots on either side on the same block face
Rear yard depth, min. (feet)	n/a	n/a	
Side yard depth, min. (feet)	n/a	n/a	
Impervious surface coverage, max. (% of lot area)	100 <sup>[12]</sup>	90	[12] Proposed Ord: Except that parcels adjacent to Park Row shall have a max lot coverage of 45%
Building height, min. (stories/feet) – both minimums apply	2/ 24 <sup>[14]</sup>		[14] Proposed Ord: Min height is triggered if floor area is being increased by 50%, and must be met at front lot line
Building height, max. (stories/feet or feet) – both maximums apply	40 <sup>[17]</sup>	60	[17] Proposed Ord: Except that lands north of US Highway 1 shall have a max bldg. height of 60'
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

## TC 3 Zone Comparison (Proposed GM 6)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	n/a	10	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a		
Lot width, min. (feet)	n/a	65	
Building frontage, min. (% of lot width)	75 <sup>[3,7]</sup>		[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H [7] Proposed Ord: Applicable only to the first floor of bldgs along Maine St
Building frontage, max. (% of lot width)	100		
Front yard depth, min. (feet)	n/a	15	
Build-to Zone (feet)	0-5 <sup>[10]</sup>		[10] Proposed Ord: Applicable only to the first floor of bldgs. Along Maine St for all other blds in the GM 6 Dist, the build-to zone shall be determined by the range of front yard depths of principal bldgs. On the nearest occupied lots on either side on the same block face
Rear yard depth, min. (feet)	n/a	15	
Side yard depth, min. (feet)	n/a	15	
Impervious surface coverage, max. (% of lot area)	100 <sup>[12]</sup>	45	[12] Proposed Ord: Except that parcels adjacent to Park Row shall have a max lot coverage of 45%
Building height, min. (stories/feet) – both minimums apply	2/ 24 <sup>[14]</sup>		[14] Proposed Ord: Min height is triggered if floor area is being increased by 50%, and must be met at front lot line
Building height, max. (stories/feet or feet) – both maximums apply	40 <sup>[17]</sup>	35	[17] Proposed Ord: Except that lands north of US Highway 1 shall have a max bldg. height of 60'
Building footprint per structure, max. (1,000 square feet)	n/a	4.5	

**CU 1 Zone Comparison (Proposed GC 1)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area)	12	12	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	15	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	60	60	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	70		
Building height max within 200 feet of District Boundary as permitted in sec 204.3		70	
Building height max within 200 feet of District Boundary		70	
Building footprint per structure, max. (1,000 square feet)	30 [19]	n/a	[19] Proposed Ord: 10,000 sq ft for multifamily dwellings

**CU 2 Zone Comparison (Proposed GC 1)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>1</sup>	12	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15*	Current Ord: Tree cutting prohibited within 125' of Boundaries A and B  * Current Ord: 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*	See * note above
Side yard depth, min. (feet)	15	15*	See * note above
Impervious surface coverage, max. (% of lot area)	60	50	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	70		
Building height max within 200 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		55	
Building footprint per structure, max. (1,000 square feet)	30 [19]	n/a	[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: ??**

**CU 3 Zone Comparison (Proposed GC 1)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area)	12	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	15	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	60	50	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	70		Current Ord: Height may be increased by an additional 5' for every 10 addtl ft of setback from any non-college owned residential property line, up to a max of 55'
Building height max within 200 feet of District Boundary as permitted in sec 204.3		45	
Building height max within 200 feet of District Boundary		45	
Building footprint per structure, max. (1,000 square feet)	30 [19]	10	[19] Proposed Ord: 10,000 sq ft for multifamily dwellings

**CU 4 Zone Comparison (Proposed GC 3)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	10 [6]	5	[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	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	30	
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 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		35	
Building footprint per structure, max. (1,000 square feet)	20 [20]	5	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

**CU 5 Zone Comparison (Proposed GC 2)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	20	
Density, max. using public sewer(dwelling units per acre of net site area)	24 [5]	24	[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	
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'	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	
Side yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	
Impervious surface coverage, max. (% of lot area)	50	40	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	45		
Building height max within 200 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		35	
Building footprint per structure, max. (1,000 square feet)	10	8.5	

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: ??**

**CU 6 Zone Comparison (Proposed GC 2)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	24 [5]	8	[5] Proposed Ord: Except that lands north of Bath Rd shall be limited to 8 du/ac
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	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 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		35	
Building footprint per structure, max. (1,000 square feet)	10	5	

## CU 7 Zone Comparison (Proposed GC 3)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	10 [6]	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)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	15	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	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 feet of District Boundary as permitted in sec 204.3		40	
Building height max within 200 feet of District Boundary		n/a	
Building footprint per structure, max. (1,000 square feet)	20 [20]	20	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

**CU / TC Zone Comparison (Proposed GC 4)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	4	4	
Density, max. using public sewer(dwelling units per acre of net site area)	24	24	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	40	40	
Building frontage, min. (% of lot width)	n/a	n/a	
Building frontage, max. (% of lot width)	n/a	n/a	
Front yard depth, min. (feet)	10	10	
Build-to Zone (feet)	n/a	n/a	
Rear yard depth, min. (feet)	10	10[A]	[A] Current Ord: Where CU/TC Dist boundary abuts a residential zoning dist, the min rear or side yard for the abutting property line shall be no less that that required by the abutting residential zoning dist standards.
Side yard depth, min. (feet)	10	10[A]	See Note A above
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (stories/feet) – both minimums apply	n/a	n/a	
Building height, max. (stories/feet or feet) – both maximums apply	70	70	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

## MU 1 Zone Comparison (Proposed GM 1)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	1.5 acres	
Density, max. using public sewer(dwelling units per acre of net site area)	15	1 du per 1.5 acres	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	60	150	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	0	25	
Build-to Zone (feet)	[9]		[9] Proposed Ord: See CC Design Stands for max front yard depths applicable along Bath Rd, Gurnet Rd, proposed Perimeter Rd, Thomas Pt Rd, and all public and private connector roads
Rear yard depth, min. (feet)	15	30	
Side yard depth, min. (feet)	0	30	
Impervious surface coverage, max. (% of lot area)	80 (11)	20	[11] Proposed Ord: Limited to 50%. Impervious coverage and max bldg. footprint of 20,000 sq ft north of Rt. 1
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	40	40	
Building footprint per structure, max. (1,000 square feet)	50 [20]	10	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

**MU 2 Zone Comparison (Proposed GM 1)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5	4.5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	60	60	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	20	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	75	75	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	40	40	
Building footprint per structure, max. (1,000 square feet)	20	20	

**MU 3 Zone Comparison (Proposed GM 2)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	10	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>2</sup>	10	7	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	45	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 [19]	5	[19] Proposed Ord: 10,000 sq ft for multifamily dwellings

**MU 4 Zone Comparison (Proposed GM 3)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	40	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>3</sup>	10	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	75	200	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	30	30	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	30	30	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	60	50	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	60	60	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

**MU 6 Zone Comparison (Proposed GM2)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	10	20	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>4</sup>	10	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	65	200	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	20	50	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	35	35	
Building footprint per structure, max. (1,000 square feet)	5 [19]	5	[19] Proposed Ord: 10,000 sq ft for multifamily dwellings

## HC 1 Zone Comparison (Proposed GM5)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	20	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>5</sup>	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	75	100, only if compatible with Sec. 513	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	15	
Side yard depth, min. (feet)	20	20	
Impervious surface coverage, max. (% of lot area)	70	70	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	45	45	
Building footprint per structure, max. (1,000 square feet)	20	20	Current Ord: the footprint of a ...blding may, with a special permit, be expanded beyond the max footprint limit provided that the total area of the expanded footprint shall not exceed 150% of the footprint as of 5/7/97 and all other appl dimen requirements are met and/or no new non-conformity is created.

## HC 2 Zone Comparison (Proposed GM5)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	20	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>6</sup>	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	75	100, only if compatible with Sec. 513	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	15	15	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	15	15	
Side yard depth, min. (feet)	20	20	
Impervious surface coverage, max. (% of lot area)	70	70	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	45	45	
Building footprint per structure, max. (1,000 square feet)	20	20	

## I 1 Zone Comparison (Proposed GM 3)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	80	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft
Density, max. using public sewer(dwelling units per acre of net site area) <sup>7</sup>	10	12	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	75	200	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	30	50*	*Current Ord: Where a lot in the I 1 Dist abuts a lot in the TR 2 Dist, all structures in the I 1 Dist shall be set back 100' from the lot line abutting the TR2 Dist.
Build-to Zone (feet)			
Rear yard depth, min. (feet)	30	50*	See * note above
Side yard depth, min. (feet)	15	50*	See * note above
Impervious surface coverage, max. (% of lot area)	60	80	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	60	40	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

## I 2 Zone Comparison (Proposed GM 7)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	7.5 <sup>[3]</sup>	20	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft  [3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. using public sewer(dwelling units per acre of net site area) <sup>8</sup>	n/a	12	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	50 [3]	100	[3] see above
Building frontage, min. (% of lot width)	n/a		
Building frontage, max. (% of lot width)	n/a		
Front yard depth, min. (feet)	10 <sup>[3]</sup>	20	[3] see above
Build-to Zone (feet)	n/a		
Rear yard depth, min. (feet)	20 <sup>[3]</sup>	20	[3] see above
Side yard depth, min. (feet)	15 <sup>[3]</sup>	15	[3] see above
Impervious surface coverage, max. (% of lot area)	80 <sup>[3]</sup>	80	[3] see above
Building height, min. (stories/feet) – both minimums apply	n/a		
Building height, max. (stories/feet or feet) – both maximums apply	60	60	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

### I3 Zone Comparison (Proposed G1)

#### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5 <sup>(3)</sup>	20	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>9</sup>	n/a	12	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	50 <sup>(3)</sup>	100	
Building frontage, min. (% of lot width)	n/a		
Building frontage, max. (% of lot width)	n/a		
Front yard depth, min. (feet)	10 <sup>(3)</sup>	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	n/a	20	
Side yard depth, min. (feet)	20 <sup>(3)</sup>	15	
Impervious surface coverage, max. (% of lot area)	15 <sup>(3)</sup>	80	
Building height, min. (stories/feet) – both minimums apply	80 <sup>(3)</sup>		
Building height, max. (stories/feet or feet) – both maximums apply	60	60	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

## I 4 Zone Comparison (Proposed GM 3)

### Dimensional Standards for Growth Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	20	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft
Density, max. using public sewer(dwelling units per acre of net site area) <sup>10</sup>	10	12	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	30	20	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	30	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	60	60	
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	60	50	
Building footprint per structure, max. (1,000 square feet)	n/a	30 for uses where primary use is retail; n/a for all other uses	

## CC Zone Comparison (Proposed GM 4)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	7.5	15	
Density, max. using public sewer(dwelling units per acre of net site area) <sup>11</sup>	15	15	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			
Lot width, min. (feet)	60	60, only if compatible with Sec 513	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)		0	
Front yard depth, min. (feet)	0	None, but the max front yard shall be 25' on Thomas Pt Rd and all public and private connector roads or a max of 100' on proposed Perimeter Rd, unless waived in acc with CC Design Stands.	
Build-to Zone (feet)	[9]		[9] Proposed Ord: See CC Design Stands for max front yard depths applicable along Bath Rd, Gurnet Rd, proposed Perimeter Rd, Thomas Pt Rd, and all public and private connector roads
Rear yard depth, min. (feet)	15	15	
Side yard depth, min. (feet)	0	0	
Impervious surface coverage, max. (% of lot area)	80 (11)	80	[11] Proposed Ord: Limited to 50%. Impervious coverage and max bldg. footprint of 20,000 sq ft north of Rt. 1
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	40	40	
Building footprint per structure, max. (1,000 square feet)	50 [20]	50 unless the project meets the requirements of 205.2, note 1	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

Current and Proposed Ord: all new and re- development must meet design standards.

**Medical Use Overlay Zone Comparison (Proposed GM 8)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	30	30	See sec 212.3 for addtl standards in current ordinance
Density, max. using public sewer(dwelling units per acre of net site area) <sup>12</sup>	<b>Need a density here</b>	50%	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	1 du per 30,000 of net site area	1 du per 30,000 of net site area	
Lot width, min. (feet)	150	150	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front yard depth, min. (feet)	30	30	
Build-to Zone (feet)			
Rear yard depth, min. (feet)	30	30	
Side yard depth, min. (feet)	30	30	
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (stories/feet) – both minimums apply <sup>[12]</sup>			
Building height, max. (stories/feet or feet) – both maximums apply <sup>[14,15]</sup>	40	40	
Building footprint per structure, max. (1,000 square feet)		25%	25%

## R CMU Zone Comparison (Proposed GM 7)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	n/a	n/a	
Density, max. (dwelling units per acre of net site area) <sup>13</sup>	24	24	
Lot width, min. (feet)	n/a	n/a	
Building frontage, min. (% of lot width)	80 <sup>[3]</sup>	80	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Building frontage, max. (% of lot width)	100	100	
Front yard depth, min. (feet)	0	0	
Front yard depth, Max (feet)		5	
Build-to Zone (feet)	5 <sup>[3]</sup>		[3] see above
Rear yard depth, min. (feet)	0	0	
Side yard depth, min. (feet)	0	0	
Impervious surface coverage, max. (% of lot area)	100	100	
Building height, min. (stories/feet) – both minimums apply	2/ 24	2/ 24	
Building height, max. (stories/feet or feet) – both maximums apply <sup>[A]</sup>	4/ 50	4/ 50	[A] Current Ord: unless restricted to lower by airport operational limits
Building footprint per structure, max. (1,000 square feet)	n/a	20	

Current Ord: Buildings or structures that conform with approved common develop plan are not subject to any of the above development standards except max building height.

**R AR Zone Comparison (Proposed G A)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	n/a	n/a	
Density, max. (dwelling units per acre of net site area) <sup>14</sup>	n/a	n/a	
Lot width, min. (feet)	50 <sup>[2]</sup>	50	[2] Proposed Ord: See sec. 2.2.3.H.3 for alternate standards applicable in the GN Dist
Building frontage, min. (% of lot width)	n/a	n/a	
Building frontage, max. (% of lot width)	n/a	n/a	
Front yard depth, min. (feet)	0	0	
Front yard depth, Max (feet)		none	
Build-to Zone (feet)	n/a		
Rear yard depth, min. (feet)	20	20	
Side yard depth, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	80 <sup>[2]</sup>	80	[2] Proposed Ord: See sec. 2.2.3.H.3 for alternate standards applicable in the GN Dist
Building height, min. (stories/feet) – both minimums apply	n/a	n/a	
Building height, max. (stories/feet or feet) – both maximums apply[A]	100	100	[A] Current Ord: unless restricted to lower by airport operational limits
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

Current Ord: Buildings or structures that conform with approved common develop plan are not subject to any of the above development standards except max building height.

**RB&TI Zone Comparison (Proposed G I)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5 <sup>[3]</sup>	10	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. (dwelling units per acre of net site area) <sup>15</sup>	n/a	n/a	
Lot width, min. (feet)	50 <sup>[3]</sup>	50 <sup>[3]</sup>	[3] see above
Building frontage, min. (% of lot width)	n/a	none	
Building frontage, max. (% of lot width)	n/a	none	
Front yard depth, min. (feet)	10 <sup>[3]</sup>	10	
Front yard depth, Max (feet)		none	[3] see above
Build-to Zone (feet)	n/a		
Rear yard depth, min. (feet)	20 <sup>[3]</sup>	20	[3] see above
Side yard depth, min. (feet)	15 <sup>[3]</sup>	15	[3] see above
Impervious surface coverage, max. (% of lot area)	80 <sup>[3]</sup>	80	[3] see above
Building height, min. (stories/feet) – both minimums apply	n/a	n/a	
Building height, max. (stories/feet or feet) – both maximums apply <sup>[A]</sup>	60	60	[A] Current Ord: unless restricted to lower by airport operational limits
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

Current Ord: Buildings or structures that conform with approved common development plan are not subject to any of the above development standards except max building height.

## R R&OS Zone Comparison (Proposed G O)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	n/a	none	
Density, max. (dwelling units per acre of net site area) <sup>16</sup>	n/a	n/a	
Lot width, min. (feet)	n/a	none	
Building frontage, min. (% of lot width)	n/a	none	
Building frontage, max. (% of lot width)	n/a	none	
Front yard depth, min. (feet)	0	0	
Front yard depth, Max (feet)		none	
Build-to Zone (feet)	n/a		
Rear yard depth, min. (feet)	20 <sup>[3]</sup>	20	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Side yard depth, min. (feet)	10 <sup>[3]</sup>	10	[3] see above
Impervious surface coverage, max. (% of lot area)	10 <sup>[3]</sup>	10	[3] see above
Building height, min. (stories/feet) – both minimums apply	n/a	n/a	
Building height, max. (stories/feet or feet) – both maximums apply <sup>[A]</sup>	35	35	[A] Current Ord: unless restricted to lower by airport operational limits
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

Current Ord: Buildings or structures that conform with approved common develop plan are not subject to any of the above development standards except max building height.

**BCN Zone Comparison (Proposed G N)**

**Dimensional Standards for Growth Area**

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	[2]	Project disturbance must be less than 2,500 sq ft	[2] Proposed Ord: See sec. 2.2.3.H.3 for all standards applicable in the GN Dist
Density, max. (dwelling units per acre of net site area)	[2]	[B] All bldgs., structures and improvements must be located to minimize their impact on natural environment and impervious surface	[2] see above
Lot width, min. (feet)	[2]	See note [B] above	[2] see above
Building frontage, min. (% of lot width)	[2]	See note [B] above	[2] see above
Building frontage, max. (% of lot width)	[2]	See note [B] above	[2] see above
Front yard depth, min. (feet)	[2]	See note [B] above	[2] see above
Front yard depth, Max (feet)	[2]	See note [B] above	[2] see above
Build-to Zone (feet)	[2]	See note [B] above	[2] see above
Rear yard depth, min. (feet)	[2]	See note [B] above	[2] see above
Side yard depth, min. (feet)	[2]	See note [B] above	[2] see above
Impervious surface coverage, max. (% of lot area)	[2]	See note [B] above	[2] see above
Building height, min. (stories/feet) – both minimums apply	[2]	See note [B] above	[2] see above
Building height, max. (stories/feet or feet) – both maximums apply <sup>[A]</sup>	[2]	See note [B] above	[2] see above [A] Current Ord: unless restricted to lower by airport operational limits
Building footprint per structure, max. (1,000 square feet)	[2]	See note [B] above	[2] see above

Current Ord: Buildings or structures that conform with approved common develop plan are not subject to any of the above development standards except max building height.

## RR Zone Comparison (Proposed GR 1)

### Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Lot area, min. (1,000 square feet)	4 (3)	4	[3] Proposed Ord: Not applicable to bldgs or structures that are part of & in conformance with a Common Develop Plan approved by the PB in acc with Sec 5.2.7.H
Density, max. (dwelling units per acre of net site area) <sup>17</sup>	8	8	
Lot width, min. (feet)	40 <sup>[3]</sup>	40	[3] see above
Building frontage, min. (% of lot width)	80 <sup>[3]</sup>	50	[3] see above
Building frontage, max. (% of lot width)	100 <sup>[3]</sup>	80	[3] see above
Front yard depth, min. (feet)	n/a	10	
Front yard depth, Max (feet)		20	
Build-to Zone (feet)	5 <sup>[3]</sup>		[3] see above
Rear yard depth, min. (feet)	0	15	
Side yard depth, min. (feet)	0	10	
Impervious surface coverage, max. (% of lot area)	100 <sup>[3]</sup>	50	[3] see above
Building height, min. (stories/feet) – both minimums apply	2/ 24	2/ 20	
Building height, max. (stories/feet or feet) – both maximums apply <sup>[16][A]</sup>	4/ 50	3/ 35	[16] Proposed Ord: Unless restrict to a lower height by Flight Path Overlay Dist regulations (see sec 2.4.7)
Building footprint per structure, max. (1,000 square feet)	20 <sup>[3]</sup>	n/a	[3] see above

Current Ord: Buildings or structures that conform with approved common develop plan are not subject to any of the above development standards except max building height.

## BCN Zone Comparison (Proposed RN)

### Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum Lot Area	Residential	[1]	Project disturbance must be less than 2,500 sq ft	[1] Proposed Ord: See Proposed Sec 2.3.2.C for alternative standards proposed for this zone
	Nonresidential	[1]	[B] All bldgs., structures and improvements must be located to minimize their impact on natural environment and impervious surface	[1] See note 1 above
	Developments subject to Development Review	[1]	See note [B] above	[1] See note 1 above
	Developments not subject to Development Review	[1]	See note [B] above	[1] See note 1 above
Lot width, min. (feet)		[1]	See note [B] above	[1] See note 1 above
Front yard, max. (feet)		[1]	See note [B] above	[1] See note 1 above
Rear yard, min. (feet)		[1]	See note [B] above	[1] See note 1 above
Side yard, min. (feet)		[1]	See note [B] above	[1] See note 1 above
Impervious surface coverage, max. (% of lot area)		[1]	See note [B] above	[1] See note 1 above
New lawn area for wooded sites (1,000 square feet)		[1]	See note [B] above	[1] See note 1 above
Building height, max. (stories/feet or feet) <sup>[3]</sup>		[1]	See note [B] above	[1] See note 1 above
Building footprint per structure, max. (1,000 square feet)			See note [B] above	

**FF 1 Zone Comparison (Proposed RF)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	2 ac	2 ac	
	Nonresidential	2 ac	2 ac	
Maximum Density	Developments subject to Development Review	1 du per 2 ac	1 du per 2 ac	
	Developments not subject to Development Review	1 du per 2 ac	1 du per 2 ac	
Lot width, min. (feet)		150	150	
Front yard, max. (feet)		25	25	
Rear yard, min. (feet)		30	30	
Side yard, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		25	25	
New lawn area for wooded sites (1,000 square feet)				
Building height, max. (stories/feet or feet)		40	40	
Building footprint per structure, max. (1,000 square feet) [3] [?] footnote is in wrong place on p 4-7. The note text may need also to be inserted in other districts.		10	10	[3] Proposed Ord: 20,000 sq ft for lots created by the division of a lot existing on Oct 9, 1991, & having an area of at least 160,000 sq f, but less than 10 acres, into 2 lots]

**FF 3 Zone Comparison (Proposed RP 1)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	2 ac	2 ac	
	Nonresidential	4 ac <sup>[1]</sup>	2 ac	[1] ???
Maximum Density	Developments subject to Development Review	1 du per 4 ac	1 du per 2 ac	
	Developments not subject to Development Review	1 du per 5 ac	1 du per 2 ac	
Lot width, min. (feet)		150	150	
Front yard, max. (feet)		30	25	
Rear yard, min. (feet)		30	30	
Side yard, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		25	25	
New lawn area for wooded sites (1,000 square feet)		20	None listed	
Building height, max. (stories/feet or feet) <sup>[3]</sup>		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

**CR 1 Zone Comparison (Proposed RF)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	2 ac	1.5 ac	
	Nonresidential	2 ac	1.5 ac	
Maximum Density	Developments subject to Development Review	1 du per 2 ac	1 unit per 1.5 ac	
	Developments not subject to Development Review	1 du per 2 ac	1 unit per 1.5 ac	
Lot width, min. (feet)		150	150	
Front yard, max. (feet)		25	25	
Rear yard, min. (feet)		30	30	
Side yard, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		20	20	
New lawn area for wooded sites (1,000 square feet)				
Building height, max. (stories/feet or feet) <sup>[3]</sup>		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

**CR 2 Zone Comparison (Proposed RR)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	1.5 ac	1.5 acres	
	Nonresidential	1.5	1.5 ac	
Maximum Density	Developments subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	
	Developments not subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	
Lot width, min. (feet)		150	150 feet	
Front yard, max. (feet)		25	25	
Rear yard, min. (feet)		30	30	
Side yard, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		20	20	
New lawn area for wooded sites (1,000 square feet)				
Building height, max. (stories/feet or feet) <sup>[3]</sup>		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

Note that the Proposed Ordinance makes a change to the boundary of CR2 and recommends that an area on Old Bath Road in the Growth Area become part of GR 4.

**CP 1 Zone Comparison (Proposed RP 1)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	2 ac	20,000 s.f.	
	Nonresidential	4 ac <sup>[1]</sup>	4 acres	[1] ???
Maximum Density	Developments subject to Development Review	1 du per 4 ac	1 du per 4 ac	
	Developments not subject to Development Review	1 du per 5 ac	1 du per 5 ac	
Lot width, min. (feet)		150	125 feet	
Front yard, max. (feet)		30	30 feet	
Rear yard, min. (feet)		30	30 feet	
Side yard, min. (feet)		30	25 feet	
Impervious surface coverage, max. (% of lot area)		25	10,890 sq.ft. or 35%, whichever is less	
New lawn area for wooded sites (1,000 square feet)		20	20	
Building height, max. (stories/feet or feet) <sup>[3]</sup>		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

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

Anna and Don: where are these in new Ord??

**CP 2 Zone Comparison (Proposed RP 2)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	20,000 sf	20,000 sf	<b>May need note here</b>
	Nonresidential	4 acres <sup>[2]</sup>	4 acres <sup>[2]</sup>	[2] 20,000 for lots created by a division of a lot existing on 11/6/2001, and having an area of at least 3.5 ac but less than 7 ac, into 2 lots
Maximum Density	Developments subject to Development Review	1 du per 4 ac	1 du per 3.5 ac	
	Developments not subject to Development Review	1 du per 5 ac	1 du per 3.5 ac	
Lot width, min. (feet)		125	125 feet	
Front yard, max. (feet)		30	30 feet	
Rear yard, min. (feet)		30	30 feet	
Side yard, min. (feet)		25	25 feet	
Impervious surface coverage, max. (% of lot area)		Lesser of 40% or 21,780 sf	10,890 sq.ft. or 35%, whichever is less	
New lawn area for wooded sites (1,000 square feet)		20	20	
Building height, max. (stories/feet or feet) <sup>[3]</sup>		40	40 feet	
Building footprint per structure, max. (1,000 square feet)		10	10,000	

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

**Anna and Don: where are these in new Ord??**

## MU 1 Zone Comparison (Proposed GM 4)

### Dimensional Standards for Rural Area

<b>Dimensional Standard</b>	<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Lot area, min. (1,000 square feet)	7.5	1.5	
Density, max. using public sewer(dwelling units per acre of net site area)	15		
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)		1.5	
Lot width, min. (feet)	60	150	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)		0	
Front yard depth, min. (feet)	0	25	
Build-to Zone (feet)	[9]		[9] Proposed Ord: See CC Design Stands for max front yard depths applicable along Bath Rd, Gurnet Rd, proposed Perimeter Rd, Thomas Pt Rd, and all public and private connector roads
Rear yard depth, min. (feet)	15	30	
Side yard depth, min. (feet)	0	30	
Impervious surface coverage, max. (% of lot area)	80 (11)	20	[11] Proposed Ord: Limited to 50%. Impervious coverage and max bldg. footprint of 20,000 sq ft north of Rt. 1
Building height, min. (stories/feet) – both minimums apply			
Building height, max. (stories/feet or feet) – both maximums apply	40	40	
Building footprint per structure, max. (1,000 square feet)	50 [20]	10	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

**MU 5 Zone Comparison (Proposed R M)**

**Dimensional Standards for Rural Area**

<b>Dimensional Standard</b>		<b>Proposed Ordinance</b>	<b>Existing Ordinance</b>	<b>Notes</b>
Minimum Lot Area	Residential	2 ac	2 ac	
	Nonresidential		2 ac	
Maximum Density	Developments subject to Development Review	1 du per 2 ac	1 du per 2 ac	
	Developments not subject to Development Review		1 du per 2 ac	
Lot width, min. (feet)		150	150	
Front yard, max. (feet)		25	25	
Rear yard, min. (feet)		30	30	
Side yard, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		25	25	
New lawn area for wooded sites (1,000 square feet)				
Building height, max. (stories/feet or feet) <sup>[3]</sup>		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	