



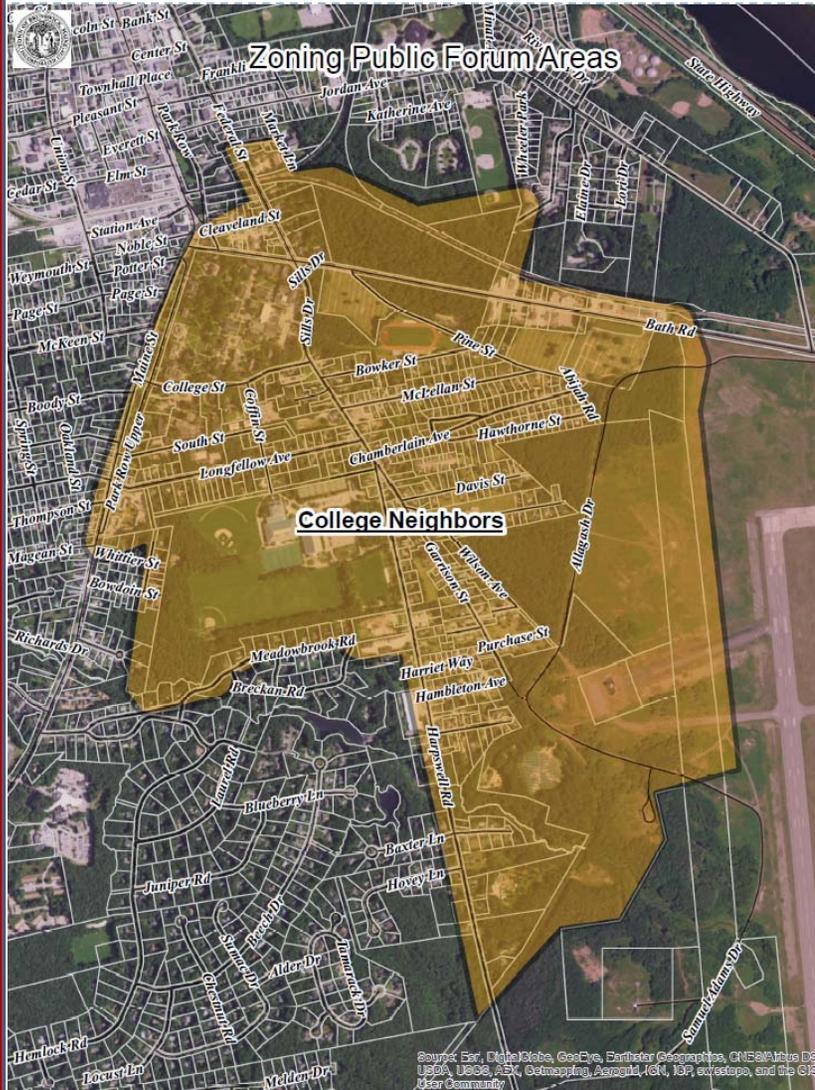
Brunswick, Maine

Comprehensive Zoning Ordinance Rewrite

College Neighbors Area Public Forum – 1/26/17

**Planning Board Recommended Zoning Ordinance Draft to
Town Council dated December 19, 2016**

Brunswick Zoning Ordinance Rewrite College Neighbors Area



Topics Tonight

1. Ordinance Goals and Process
2. Overall Ordinance Format
3. Proposed College Area Zoning Districts
4. Changes in Use and Development Standards
5. Questions and Comments

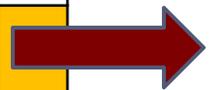
Public Involvement To Date

| | 2013 | | 2014 | | | | 2015 | 2016 | | | | 2017 | |
|---|------|-----|------|-----|----------|----------|------|------|------|-----|-----|------|-----|
| | Nov | Dec | Jan | May | July/Aug | Sept/Oct | July | May | June | Oct | Nov | Dec | Jan |
| Stakeholder Meetings and Initial Public Forums | SI | PF | | | | | | | | | | | |
| Staff Draft Zoning Ordinance/2 nd Set Stakeholder Meetings | | | SI | | | | | | | | | | |
| Public Draft #1/2 nd Set Public Forums | | | | PF | PF | | | | | | | | |
| Public Draft #2/ZORC Public Review Sessions | | | | | | | | | | | | | |
| Planning Board Draft/Public Review Sessions | | | | | | | | | | | | | |
| Planning Board Public Hearings/Recommendation to Town Council | | | | | | | | | | | PH | | |
| Town Council Review Draft/3 rd Set Public Forums | | | | | | | | | | | | | PF |
| Final Draft and Adoption (TBD by Town Council) | | | | | | | | | | | | | |

SI = Stakeholder Interviews

PF = Public Forum

PH = Public Hearing



Brunswick Zoning Ordinance Rewrite Goals

- ✓ **Implement the 2008 Comprehensive Plan Vision**
- ✓ **Simplify the Zoning District Structure and Mapping**
- ✓ **Improve User-Friendliness**

Simply put...

Zoning is the classification of land by types of uses permitted and prohibited; and by densities and intensities permitted and prohibited.

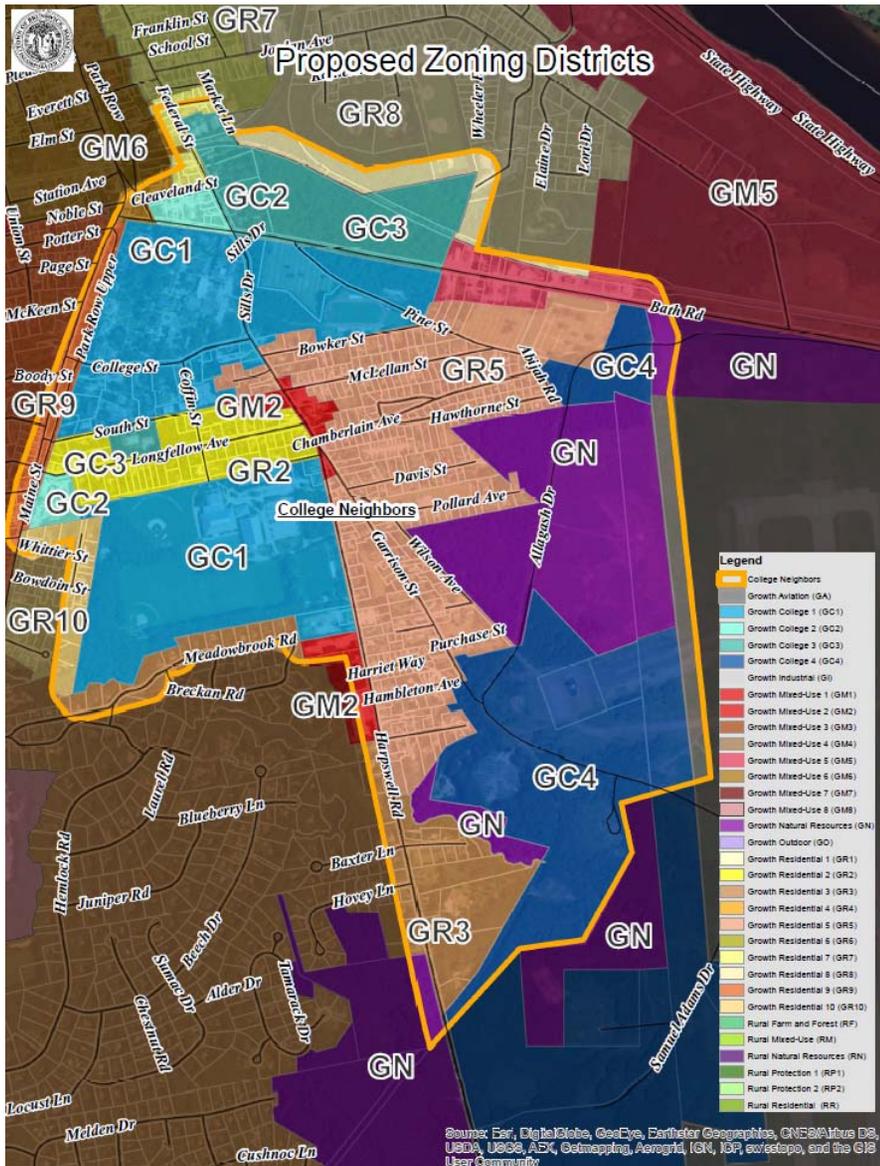
Community Vision for College Area Materializes

| 2008 Community Vision | Implementing Standards |
|---|--|
| <ol style="list-style-type: none">1. Residential and educational area2. Maintain pedestrian scale3. Bowdoin grows while minimizing neighborhood impacts4. Singles family neighborhoods maintained5. Limited infill, accessory apartments and small-scale commercial allowed | <ol style="list-style-type: none">1. Combined College Use Districts (8 reduced to 4)2. New Neighborhood Protection Standards along “edges” of campus3. New college buildings with outdoor activities and residence halls be directed toward inner campus4. All existing zoning restrictions for College Use Districts remain5. Mixed use districts combined6. Density within Residential Districts slightly increased |

Simplify Ordinance

| Current Ordinance | New Ordinance |
|---|--|
| 1. General Provisions | 1. Definitions and Nonconformities |
| 2. Zoning Districts and Overlay Zones | 2. Zoning Districts and Overlay Zones |
| 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 | |

Simplify Zoning Districts



| Current Zoning Districts | | Proposed Zoning Districts |
|--------------------------|---|------------------------------|
| CU1-3 | College Use 1, 2 and 3 | Growth College 1 (GC1) |
| CU5-6 | College Use 5 and 6 | Growth College 2 (GC2) |
| CU4 and 7 | College Use 4 and 7 | Growth College 3 (GC3) |
| CU/TC | College Use/Town Conservation (Bowdoin) | Growth College 4 (GC4) |
| MU3 and 6 | Mixed Use 3 and 6 | Growth Mixed Use (GM2) |
| RI | Residential I (Longfellow Ave) | Growth Residential 2 |
| R7 | Residential 7 (McLellan-Garrison) | Growth Residential 5 |
| R8 | Residential 8 (College Park) | Growth Residential 8 |
| CU/TC | College Use/Town Conservation (Town) | Growth Natural Resource (GN) |

Proposed Consolidation of College Use Districts

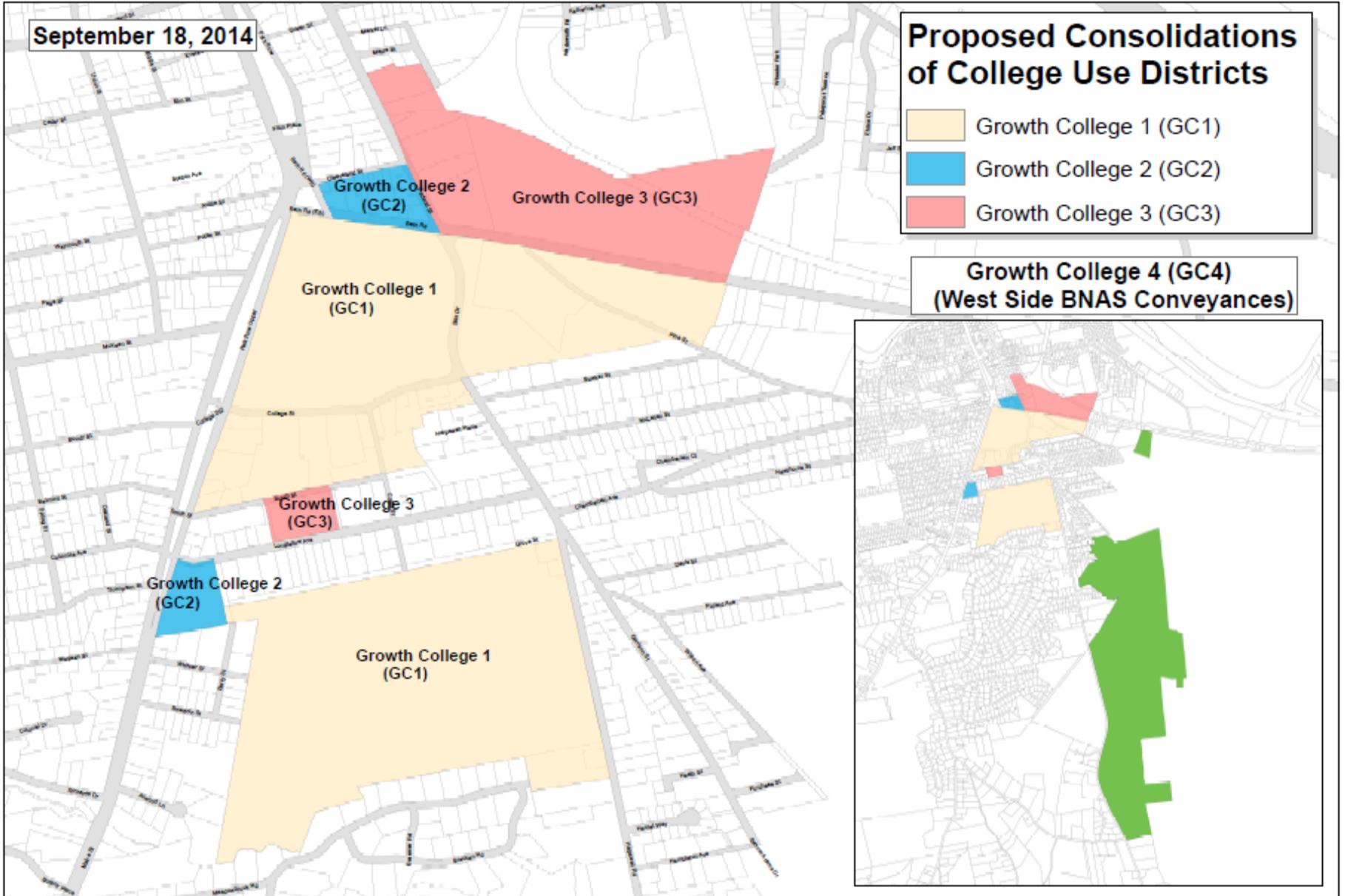
Now GC -- “Growth Area/College Use”

- **GC1 -- “Campus Core”**
 - **Consolidates CU1, CU2, CU3** →
- **GC2 – “Campus Edge”**
 - **Consolidates CU5 & CU6** →
- **GC3 – “Campus Edge”**
 - **Consolidates CU4 & CU7** →
- **GC4 – “Campus West ”**
 - **BNAS West Side Conveyance CU/TC** →

Flexibility in Core Properties with “edge” protections

Address Impacts on Surrounding Neighborhoods

Master Plan to be determined



Permitted Uses Comparisons

Check your District Sheets available here tonight!

R 1 Zone Comparison (Proposed GR 2)

Use Tables for Growth Area: X - Prohibited Use
 P - Permitted Use
 SP - Special permit under existing Ordinance
 C - Conditional Use under proposed Ordinance

| <u>Primary Uses</u> (Regular Font - Current Uses not carried into Proposed Ordinance) (Bold - Current Uses Carried into Proposed Ordinance) (CAPS - NEW PROPOSED USES) | <u>Proposed Ordinance</u> | <u>Current Ordinance</u> |
|---|---------------------------|--------------------------|
| Adult Entertainment Establishment | X | X |
| Aquaculture | X | n/a |
| Aviation Operations | X | X |
| Aviation Related Business | X | X |
| Bank (Financial Institution) | X | X |
| Bed and Breakfast | n/a | X |
| Boarding House | X | X |
| BUS OR RAIL STATION | X | n/a |
| Business Office (now Office) | n/a | X |
| CAMPGROUND | X | n/a |
| Car Wash | X | X |
| Congregate/Assisted Living | P | X |
| Convenience Store | n/a | X |
| Club or Lodge | X | X |
| College Dining Facility | n/a | X |
| College Office (now Office) | n/a | X |
| COLLEGE | X | n/a |
| Community Center | X | X |
| Contractor's Space | X | X |

Dimensional Standards/Density Comparison

Check your District Sheets available here tonight!

R 1 Zone Comparison (Proposed GR 2)

Dimensional Standards for Growth Area

| Dimensional Standard | Proposed Ordinance | Existing Ordinance | Notes |
|---|--------------------|--------------------|--|
| Residential lot area, min. (1,000 square feet) | 0 | 10 | |
| Non-residential lot area, min (1,000 square feet) | 7 | 10 | |
| Density, max. using public sewer (dwelling units per acre of net site area) | 4 | 3 | |
| Density, max. using subsurface wastewater system (dwelling units per acre of net site area) | n/a | 3 | |
| Lot width, min. (feet) | 65 | 65 | |
| Building frontage, min. (% of lot width) [8] | 0 | | |
| Building frontage, max. (% of lot width) | n/a | | |
| Front setback, min. (feet) | 15 [8] | 15 | [8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4). |

District Highlights

- **Existing special requirements** are maintained in proposed draft ordinance
 - Greater setbacks
 - Height limitations for “edges” of College Core (proposed GCI)
 - Tree cutting restrictions
 - Residence Hall placement restrictions
 - Connectivity to residential neighborhoods restricted
- **Neighborhood Protection Standards** – Will apply if developing next to a 1 or 2-family dwelling in a Residential District
- **Density** increased by one dwelling unit per acre in Residential Districts

Any Questions? Comments?



January Public Forums Scheduled – 6:00 PM Start Time

- **1/9 - Cooks Corner Area – SMCC (LL Bean Learning Commons and Health Sciences Center)**
- **1/12 - New Meadows Area – SMCC**
- **1/18 - Greater Downtown Area – Morrell Meeting Room, Curtis Memorial Library**
- **1/26 - College Neighbors Area – Council Chambers**
- **1/30 - Townwide – Council Chambers**

Public Comments Accepted Until Adopted by Town Council.
Send to abreinich@brunswickme.org

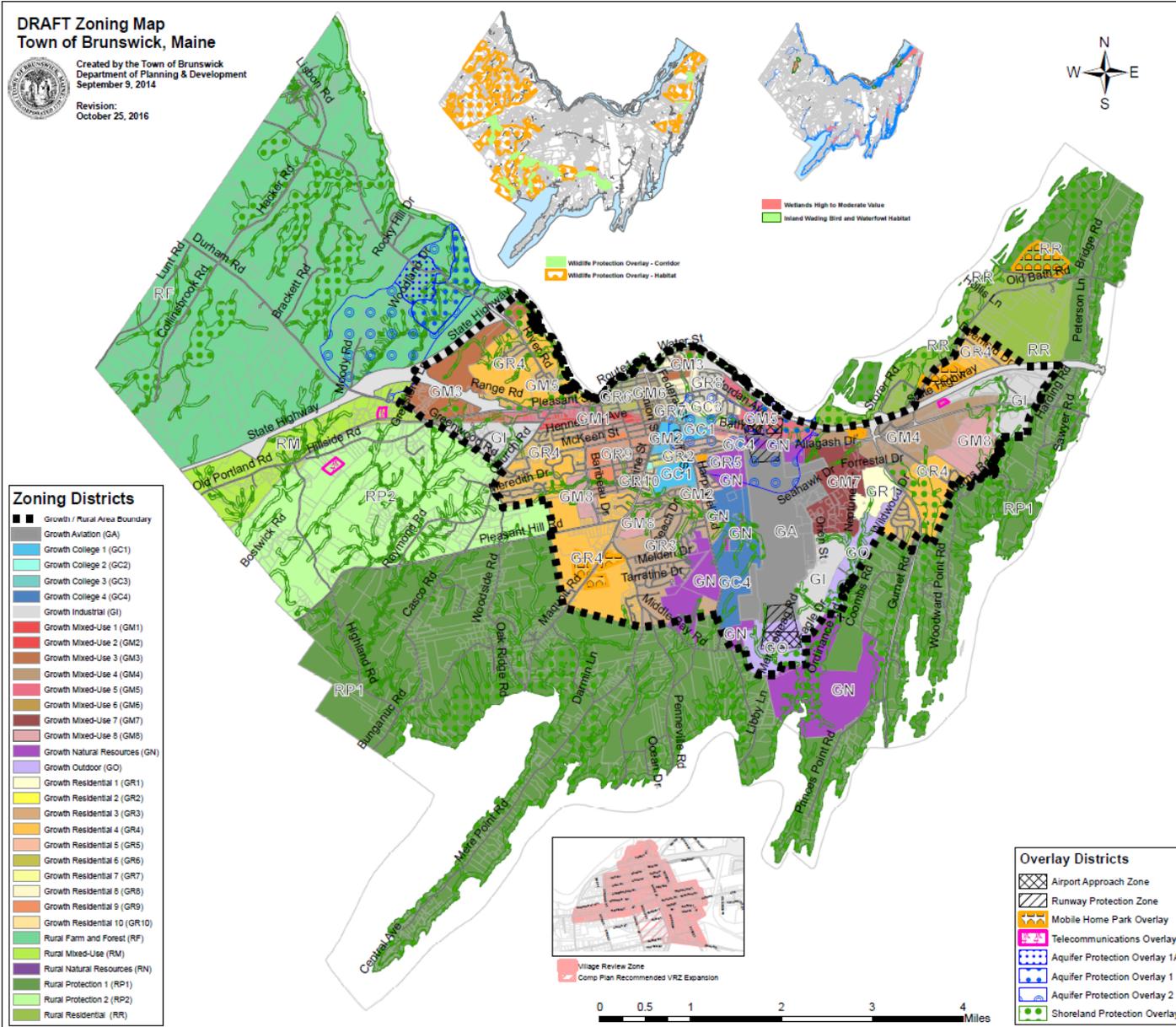
Webpage <http://www.brunswickme.org/departments/planning-development/zoning-ordinance-rewrite-committee/>

DRAFT Zoning Map Town of Brunswick, Maine



Created by the Town of Brunswick
Department of Planning & Development
September 9, 2014

Revision:
October 25, 2016



DRAFT Zoning Map - Town Center Town of Brunswick, Maine



Created by the Town of Brunswick
Department of Planning & Development
September 8, 2014
Revision
October 25, 2016

