

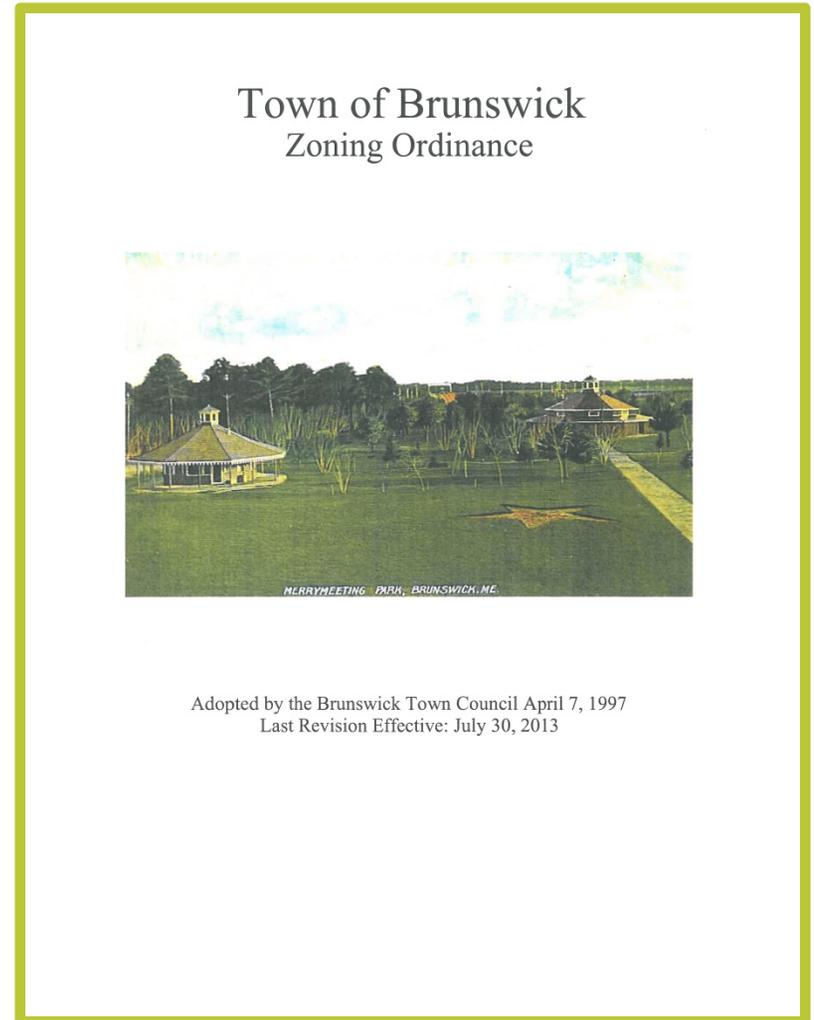


Brunswick, Maine
Comprehensive Zoning Ordinance Rewrite
Cooks Corner Area Public Forum – 1/9/17

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

Brunswick Zoning Ordinance Rewrite Goals

- ✓ **Implement the 2008 Comprehensive Plan**
- ✓ **Simplify the Zoning District Structure/Mapping**
- ✓ **Integrate Brunswick Landing Standards**
- ✓ **Improve User-Friendliness**



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

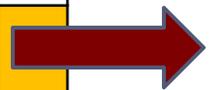
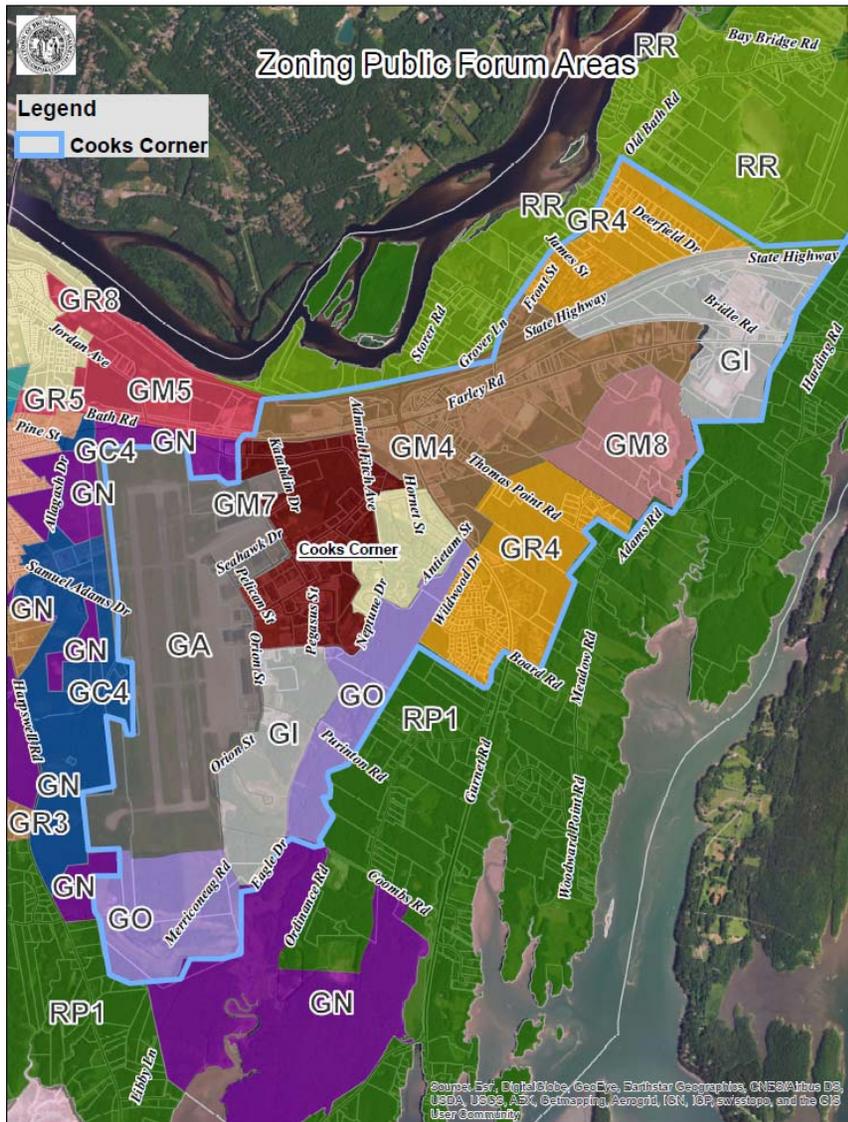


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Current Ordinance	New Ordinance
1. General Provisions	1. Definitions and Nonconformities
2. Zoning Districts and Overlay Zones	2. Zoning Districts and Overlay Zones
3. Specific Dimensional and Use Provisions	3. Property Use Standards
4. Development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

What's New About Cooks Corner Area Districts



Old Zone Districts		New Zone Districts
R-R	BNAS Reuse - Residential	Growth Residential (GRI)
R6	Residential Extended 6	Growth Residential 4 (GR4)
CR2	Country Residential	
CC	Cooks Corner	Growth Mixed Use 4 (GM4)
MUI	Mixed Use 1 (Growth)	
R-CMU	BNAS – Community MU	Growth Mixed Use 7 (GM7)
MUOZ	Medical Use Overlay	Growth Mixed Use 8 (GM8)
I3	Industry 3	Growth Industrial (GI)
R-B&TI	BNAS – Business &Tech	

Clarion Associates and Zoning Ordinance Rewrite Committee

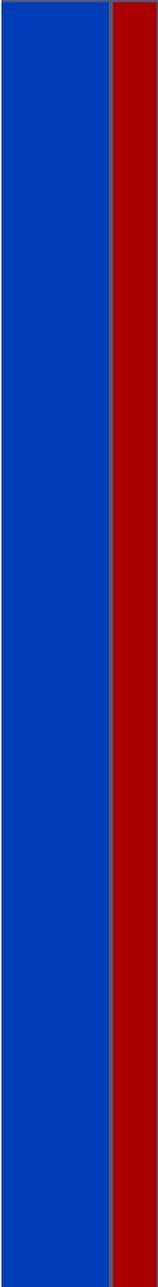
What's New About Cooks Corner Area Districts

- **Brunswick Landing integration**
- **Several residential districts combined – Growth Residential 4 District**
- **Industry Districts combined – Growth Industrial**
- **Growth Mixed Use 4 (Cooks Corner) District slightly expanded to include part of former Mixed Use I District with restrictions**
- **Medical Use Overlay now a District – Growth Mixed Use 8 District**



Changes in Zoning Overlay Districts Within Cooks Corner Area

- **Complete rewrite of Shoreland Protection Overlay**
 - **Two new subdistricts (Resource Protection and Stream Protection)**
 - **Application review thresholds included in Chapter 5**
- **Rural Brunswick Smart Growth Overlays renamed to Wildlife Protection Overlay**
- **Flight Path Overlays adjusted for General Aviation Airport**



Land Use Changes in Cooks Corner Area

- **Simplified Use Table**
 - **New uses: Aquaculture, Urban Agriculture, Farmer's Market, Artisan Industry, Renewable Energy Facilities, Recycling Facilities, Bus and Train Station, Temporary and Accessory**
 - **Uses consolidated, e.g. Professional Office, Medical Office, College Office now one use, OFFICE**
 - **“Conditional Use” means subject to Planning Board approval based on additional criteria**
 - **“Special Permit Use” now applies to omitted uses subject to Planning Board approval with Town Council jurisdictional option**
 - **Use comparison tables by current zoning districts available online for all proposed districts**
-

Changes in Property Development Standards in Cooks Corner Area

- **Standards** now applying to ALL development applications
 - Dimensional and Density Standards, including supplemental standards (online comparisons available)
 - Sewer (public and on-site standards)
 - Water (public and on-site standards)
 - Land Use Controls for Brunswick Landing Properties **NEW**
 - Brunswick Landing Design Standards
 - Solid Waste Requirements **NEW**
 - Residential Recreation Requirements **NEW**
 - Cooks Corner Design Standards **NEW**
 - Neighborhood Protection Standards **NEW**
 - Driveway Curb Cuts
 - Parking and Loading Areas
 - Signs
 - Performance Standards

Major Changes in Dimensional and Density Standards for Cooks Corner Area

- **Current and proposed district comparisons available online and hard copy (<http://www.brunswickme.org/departments/planning-development/zoning-ordinance-rewrite-committee/>)**
- **Eliminated residential minimum lot area**
- **Decreased non-residential minimum lot area**
- **Minimum lot sizes based on all other dimensional and density requirements**
- **Reduced lot widths**
- **Number of units per acre slightly decreased in consolidated residential district**
- **Increased building height in GM4 (new Cooks Corner District)**

Other Highlighted Changes

- **Density Bonuses** for Open Space Developments, Wildlife Habitat Block/Corridor Protection, and Affordable Housing are consolidated into one table – total bonuses capped at 35%
- **New Neighborhood Protection Standards** require lower heights, more screening, no outdoor speakers when adjacent to occupied 1 and 2 family dwellings in Growth Area
- **Cooks Corner Design Standards** apply to all applications in new Growth-Mixed Use 4 District (Cooks Corner) not just those subject to Development Review

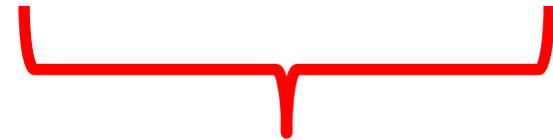
Proposed Growth Mixed Use 4 District (Cooks Corner)

Dimensional Standard	Proposed Ordinance	Existing Ordinance
Residential lot area, min. (1,000 sq feet)	0	15
Non-residential lot area, min. (1,000 square feet)	7	15
Density, max. using public sewer(dwelling units per acre of net site area)	15	15
Lot width, min. (feet)	60	60, only if compatible with Sec 513
Building frontage, min. (% of lot width)	0	
Building frontage, max. (% of lot width)	n/a	0
Front setback, min. (feet)	0	None, but the max front setback 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 accordance with CC Design Stands.
Build-to Zone (feet)	[9]	
Rear setback, min. (feet)	15	15
Side setback, min. (feet)	0	0
Impervious surface coverage, max. (% of lot area)	80 (11)	80
Building height, min. (feet)	0	
Building height, max. (feet) [14]	60	40
Building footprint per structure, max. (1,000 square feet)	50 [18]	50 unless the project meets the requirements of 205.2, note 1

60' Maximum building height



No minimum front setback



7,000 sqft Non-residential minimum lot size

Plan Review and Approval Changes

- **Streamlined Major Review** process available for **Growth Area** development
- **Common Development Plan** process allows **Planning Board** and developer to negotiate the relaxation of dimensional standards up to **20%**, no limit in **Brunswick Landing**
- **Consolidated table of Development Review thresholds**, including detailed listing for **Shoreland Protection Overlay**



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/>