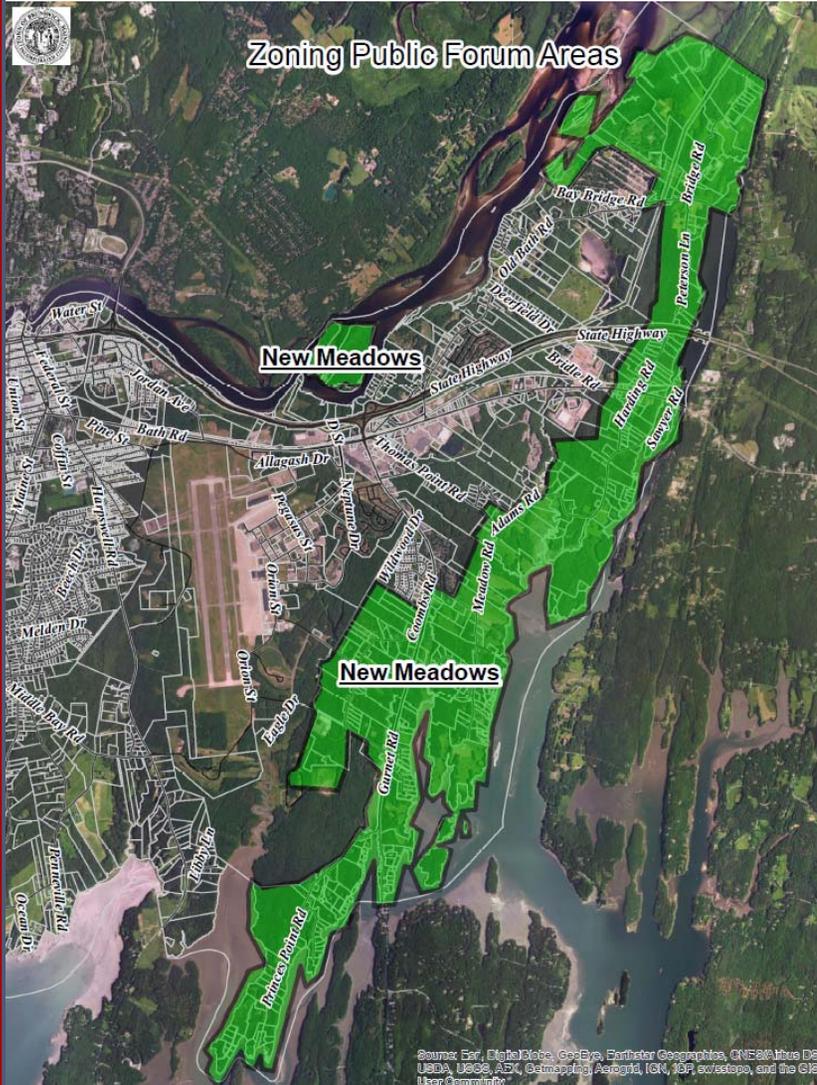




Brunswick, Maine
Comprehensive Zoning Ordinance Rewrite
New Meadows Area Public Forum – 1/12/17

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

Brunswick Zoning Ordinance Rewrite New Meadows Area



Topics Tonight

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

Brunswick Zoning Ordinance Rewrite Goals

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

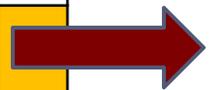
Simply put...

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

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)													

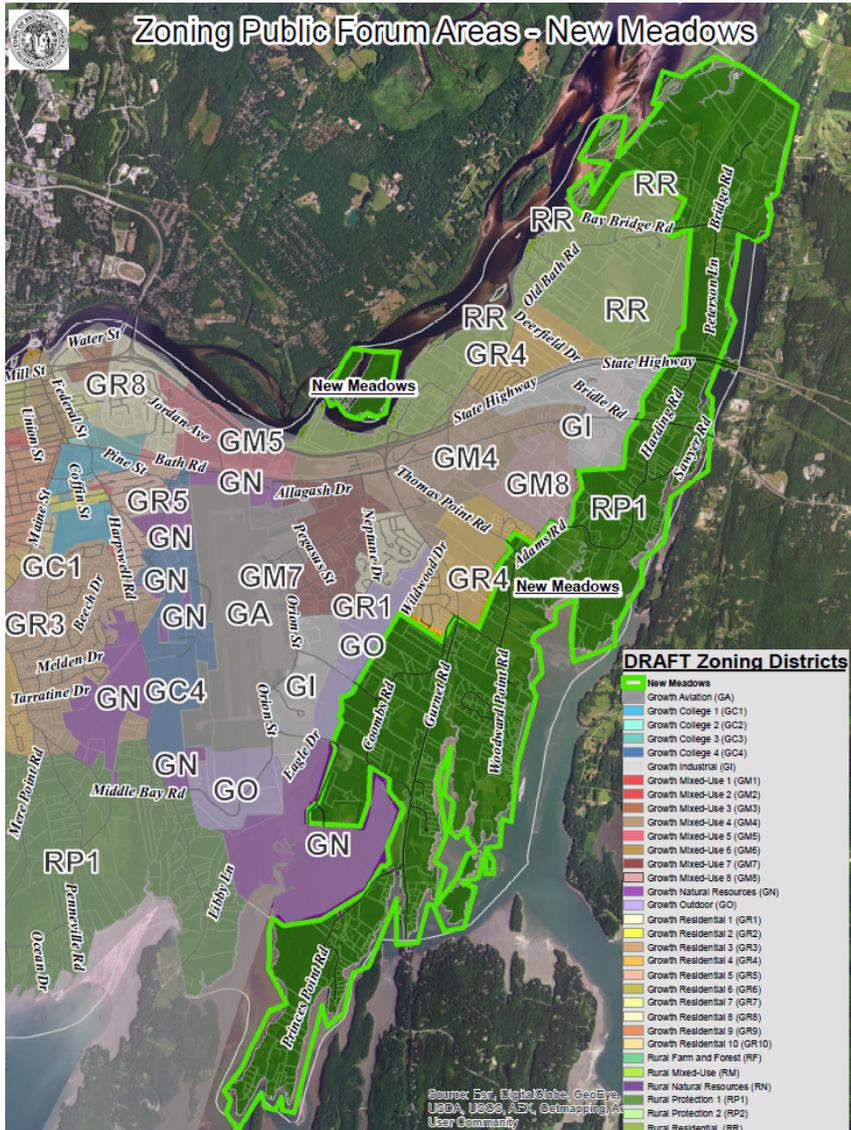
SI = Stakeholder Interviews PF = Public Forum PH = Public Hearing



Simplify.....

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 New Meadows Area Districts/Overlays



Current Zoning Districts/Overlays	Proposed Zoning Districts/Overlays
FF3	Farm and Forest 3
CR2	Country Residential 2 (pt)
NRPZ	Natural Resource Protection Zone (overlay)
RBSG	Rural Brunswick Smart Growth (overlay)
	Rural Protection I (RPI)
	Shoreland Protection Overlay (SPO) with Resource Protection and Stream Protection subdistricts
	Wildlife Protection Overlay (WPO)

Permitted Uses Comparisons

Check your District Sheets available here tonight!

FF 3 Zone Comparison (Proposed RP 1)

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

Little Change to Use Table

Primary Uses (Regular Font – Current Uses not carried into Proposed Ordinance) (Bold - Current Uses Carried into Proposed Ordinance) (CAPS – NEW PROPOSED USES)	Proposed Ordinance	Current Ordinance
Adult Entertainment Establishment	X	X
Aquaculture	P	n/a
Aviation Operations	X	X
Aviation Related Business	X	X
Bank	X	X
Bed and Breakfast	n/a	P
Boarding House	X	SP
BUS OR RAIL STATION	X	n/a
Business Office (now Office)	n/a	P
CAMPGROUND	C	n/a
Car Wash	X	X
Congregate/Assisted Living	P	X
Convenience Store	n/a	SP

Dimensional Standards/Density Comparison

Check your District Sheets available here tonight!

Changes in Lot Size and Number of Units Per Acre

FF 3 Zone Comparison (Proposed RP 1)

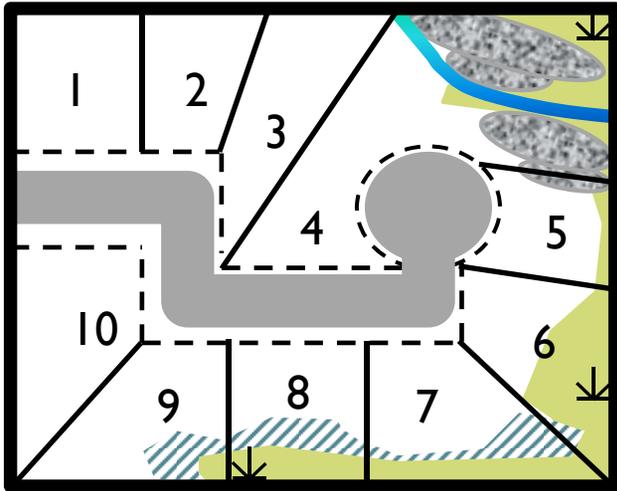
Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum lot area	Residential	20,000 sf [2]	2 ac	[2] Prop Ord: See 4.2.5 for additional requirements
	Nonresidential	4 ac [2]	2 ac	[See Note 2 above]
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)		125	150	
Front setback, max. (feet)		30	25	
Rear setback, min. (feet)		30	30	
Side setback, min. (feet)		25	30	
Impervious surface coverage, max. (% of lot area)		Lesser of 35% or 10,890 sf	25	
New lawn area for wooded sites (1,000 square feet), max		20	None listed	
Building height, max. (feet)		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

New Rural Protection 1 (RP1) Consolidated FF3 with CP1

- ▶ Residential Subdivisions:
 - FF3 = 1 unit per 2 acres
 - CPI = 1 unit per 4 acres
 - CPI lot if not subdivision = 1 unit per 5 acres
- ▶ FF3 lot existing since October 9, 1991
 - One time creation of a 20,000 sf lot
 - Existing lot must be ~3.7 acres and less than 10 acres
- ▶ RPI
 - 20,000 sf lots allowed with open space development

FF3 – Residential Subdivision
2 acres per unit



30 acre parcel

Steep Slopes - 1 acre

Wetlands – 6 acres

Protected Resource (stream) – 1 acre

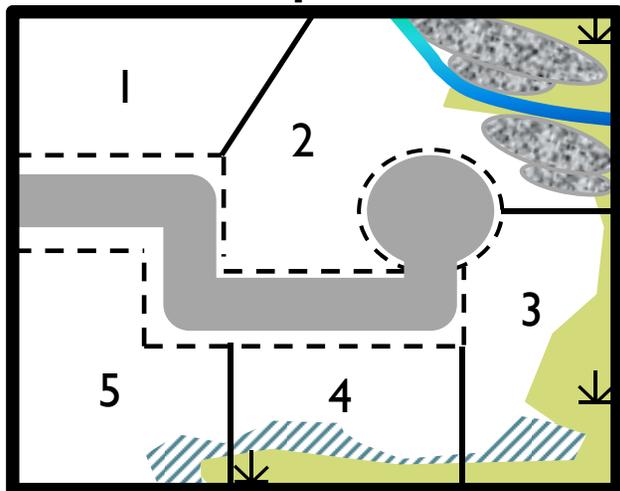
Private Street ROW – 2 acres

Total subtracted land area = 10 acres

Net Site Area = 20 acres

Maximum Density = 10 Units

RPI – Residential Subdivision
4 acres per unit



30 acre parcel

Steep Slopes - 1 acre

Wetlands – 6 acres

Protected Resource (stream) – 1 acre

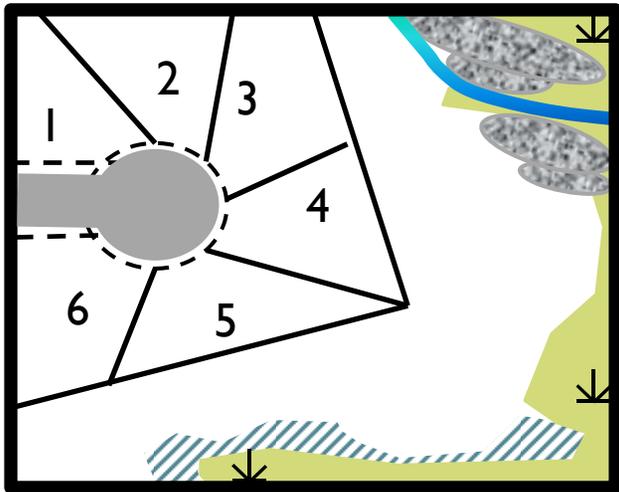
Private Street ROW – 2 acres

Total subtracted land area = 10 acres

Net Site Area = 20 acres

Maximum Density = 5 Units

**RPI – Open Space Development
20,000 Square Feet per unit with
50% Parcel Conservation**



30 acre parcel

Steep Slopes - 1 acre

Wetlands – 6 acres

Protected Resource (stream) – 1 acre

Private Street ROW – .5 acres

Total subtracted land area = 8.5 acres

Net Site Area = 21.5 acres

Maximum Density = 5.375 units

Open Space Density –

**Conservation Land = 50% parcel including
subtracted land from Net Site Area**

50% of 30 acre parcel = 15 acres conserved

25% Density Bonus = 1.34 units

Total Density = 6 units

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/>