

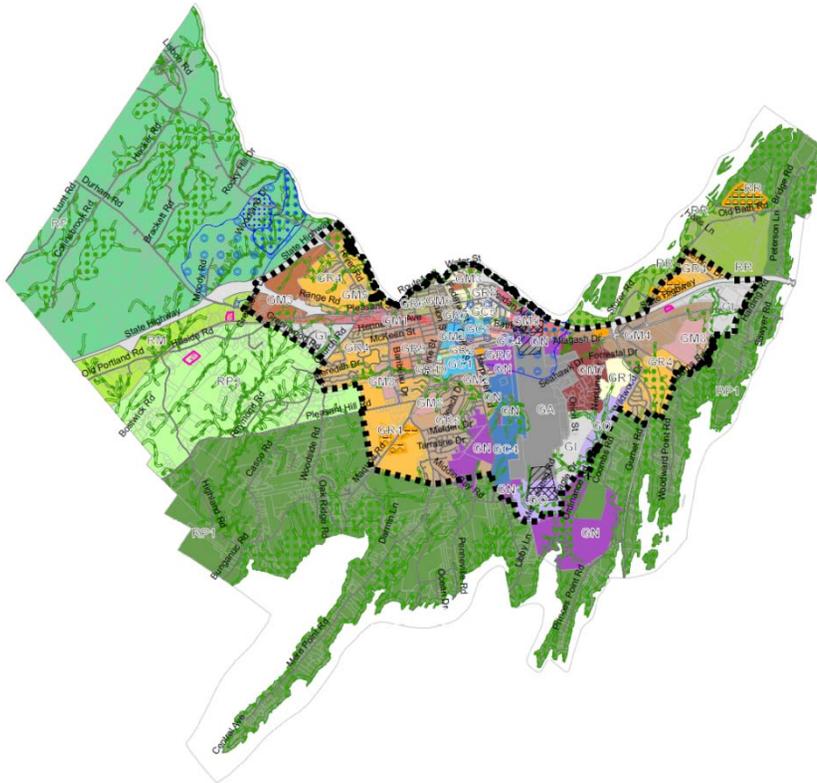


Brunswick, Maine
Comprehensive Zoning Ordinance Rewrite
Townwide Public Forum – 1/30/17

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

Brunswick Zoning Ordinance Rewrite Townwide Public Forum

Topics Tonight

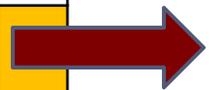


1. **Ordinance Goals and Process**
2. **Relationship with 2008 Comprehensive Plan**
3. **Overall Ordinance Format**
4. **Proposed Zoning Districts**
5. **Changes in Use and Development Standards**
6. **Questions and Comments**

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.

2008 Community Vision for Brunswick Materializes

2008 Community Vision	Implementing Standards
<ul style="list-style-type: none">➤ Balancing residential and nonresidential growth with desire for open space➤ Stimulating economic growth while maintaining our neighborhoods➤ Redeveloping BNAS strategically and safely	<ul style="list-style-type: none">➤ Flexible standards for infill and redevelopment within growth area➤ New neighborhood protection standards➤ Minimal design standards introduced for large structures outside the Downtown, Cooks Corner and Brunswick Landing➤ BNAS Land Use Controls/Map referenced

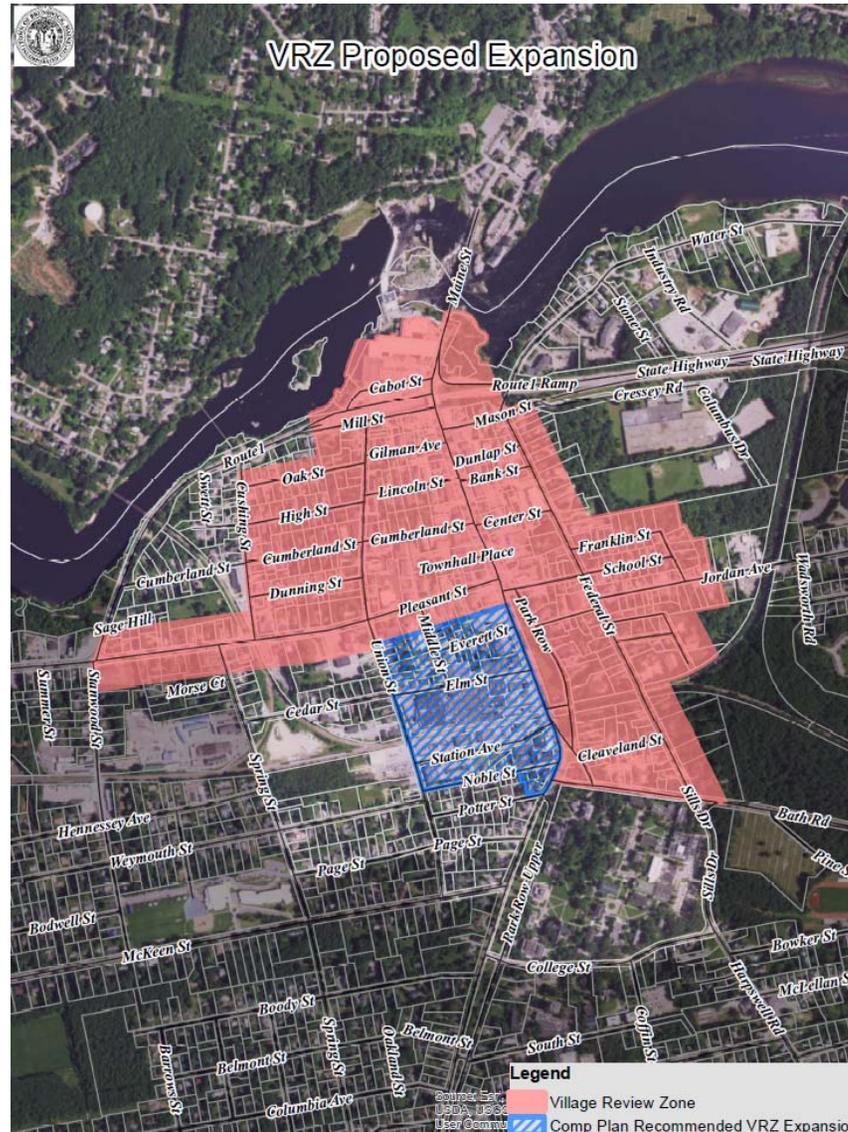
2008 Community Vision for Brunswick Materializes

2008 Community Vision	Implementing Standards
<ul style="list-style-type: none">➤ Maintaining the economic vitality of the Downtown	<ul style="list-style-type: none">➤ Flexibility in downtown parking standards➤ New use “artisan industry” in Downtown to encourage start-ups
<ul style="list-style-type: none">➤ Increasing density/housing diversity and intensity of use within growth area	<ul style="list-style-type: none">➤ Density increased slightly➤ Residential lot size eliminated in growth area➤ Nonresidential lot size reduced to 7,000 sq. ft.
<ul style="list-style-type: none">➤ Protecting critical natural areas	<ul style="list-style-type: none">➤ Maintain wildlife and natural area protections➤ Rural protection zoning along New Meadows

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	

Village Review Overlay Expansion



Clarion Associates and Zoning Ordinance Rewrite Committee

Permitted Uses Comparisons

Check your District Sheets available here tonight!

R 3 Zone Comparison (Proposed GR 4)

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	P
Boarding House	C	SP
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	SP
Convenience Store	n/a	X
Club or Lodge	P	SP
College Dining Facility	n/a	X
College Office (now Office)	n/a	X
COLLEGE	X	n/a

Dimensional Standards/Density Comparison

Check your District Sheets available here tonight!

FF 1 Zone Comparison (Proposed RF)

Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
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 setback, max. (feet)		25	25	
Rear setback, min. (feet)		30	30	
Side setback, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		20	25	
New lawn area for wooded sites (1,000 square feet)				
Building height, max. (feet)		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

Highlights

- **Zoning Districts/Overlays**
 - **Medical Use Overlay** now a zoning district
 - **Expansion of Northwest Brunswick zoning (TRI) to Cedar Street area**
 - **Coastal Protection** expanded to **New Meadows area**
 - **Shoreland Zoning Overlay** rewritten to comply with **State standards**
- **Uses**
 - **Updated**
 - **Clearer Supplementary Standards**
- **Development Standards**
 - **Neighborhood Protection Standards** – May apply if developing next to **Residential Districts**
 - **Flexible Parking** standards in **Downtown** for redevelopment
 - **Signs** only regulated by size, type and location---not by use
 - **Maintenance Standards** (**Landscaping, Parking Lots, Signs, Outdoor Lighting**)

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

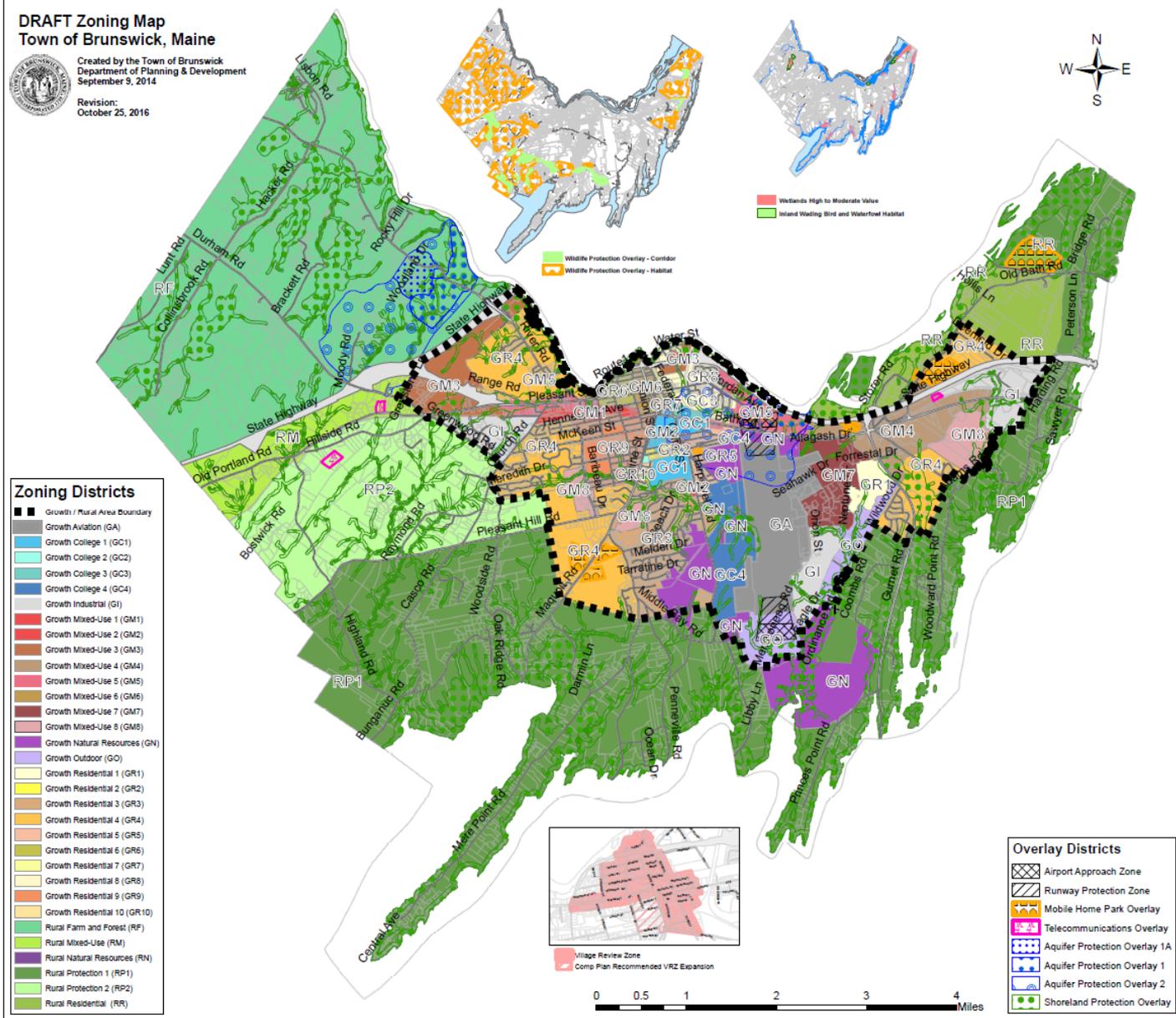
Webpage <http://www.brunswickme.org/departments/planning-development/zoning-ordinance-rewrite-committee/>

DRAFT Zoning Map Town of Brunswick, Maine



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

Revision:
October 25, 2016



Zoning Districts	
■	Growth / Rural Area Boundary
■	Growth Aviation (GA)
■	Growth College 1 (GC1)
■	Growth College 2 (GC2)
■	Growth College 3 (GC3)
■	Growth College 4 (GC4)
■	Growth Industrial (GI)
■	Growth Mixed-Use 1 (GM1)
■	Growth Mixed-Use 2 (GM2)
■	Growth Mixed-Use 3 (GM3)
■	Growth Mixed-Use 4 (GM4)
■	Growth Mixed-Use 5 (GM5)
■	Growth Mixed-Use 6 (GM6)
■	Growth Mixed-Use 7 (GM7)
■	Growth Mixed-Use 8 (GM8)
■	Growth Natural Resources (GN)
■	Growth Outdoor (GO)
■	Growth Residential 1 (GR1)
■	Growth Residential 2 (GR2)
■	Growth Residential 3 (GR3)
■	Growth Residential 4 (GR4)
■	Growth Residential 5 (GR5)
■	Growth Residential 6 (GR6)
■	Growth Residential 7 (GR7)
■	Growth Residential 8 (GR8)
■	Growth Residential 9 (GR9)
■	Growth Residential 10 (GR10)
■	Rural Farm and Forest (RF)
■	Rural Mixed-Use (RM)
■	Rural Natural Resources (RN)
■	Rural Protection 1 (RP1)
■	Rural Protection 2 (RP2)
■	Rural Residential (RR)

Overlay Districts	
■	Airport Approach Zone
■	Runway Protection Zone
■	Mobile Home Park Overlay
■	Telecommunications Overlay
■	Aquifer Protection Overlay 1A
■	Aquifer Protection Overlay 1
■	Aquifer Protection Overlay 2
■	Shoreland Protection Overlay



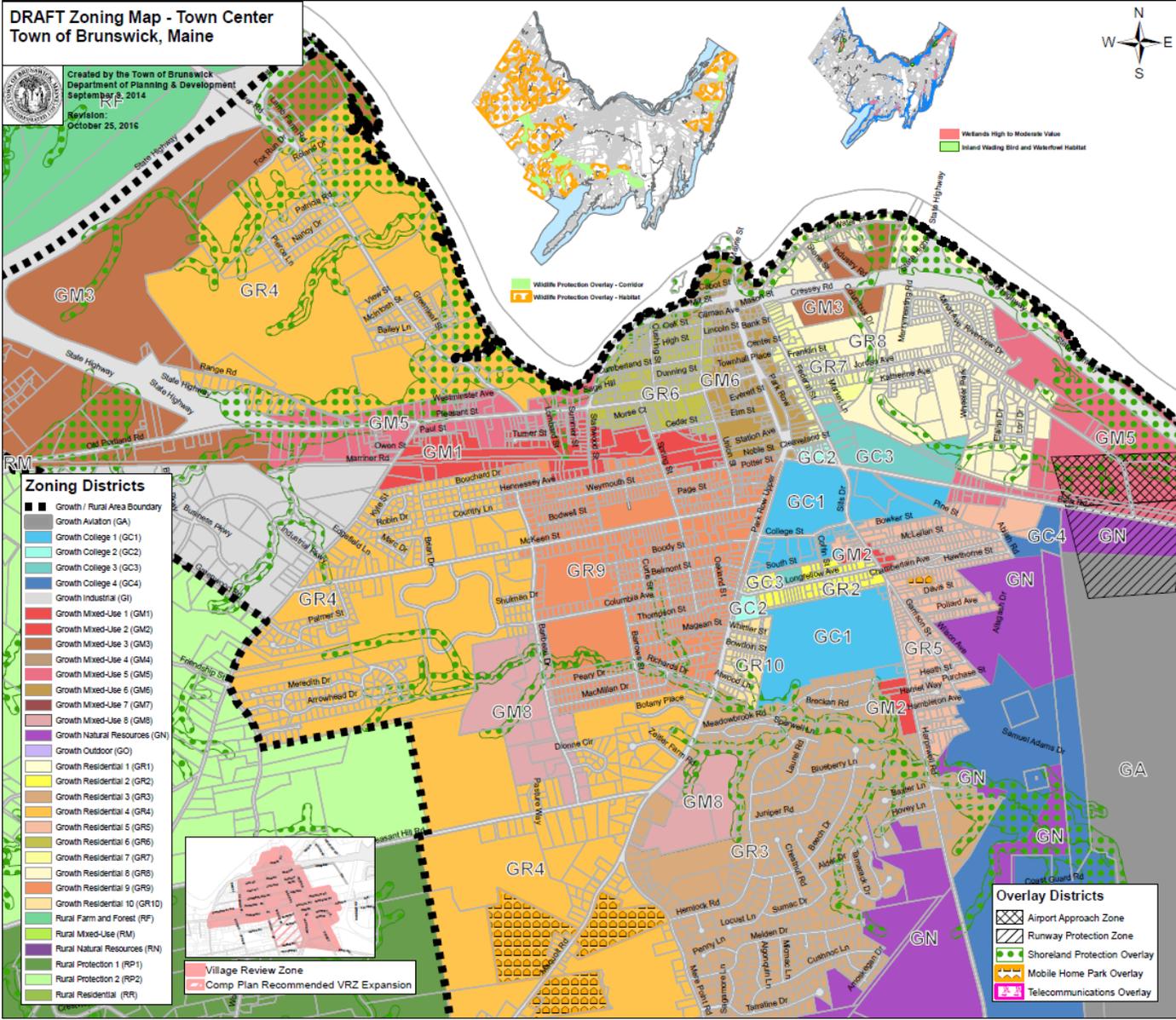
Village Review Zone
Comp Plan Recommended VRZ Expansion



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



- Zoning Districts**
- Growth / Rural Area Boundary
 - Growth Aviation (GA)
 - Growth College 1 (GC1)
 - Growth College 2 (GC2)
 - Growth College 3 (GC3)
 - Growth College 4 (GC4)
 - Growth Industrial (GI)
 - Growth Mixed-Use 1 (GM1)
 - Growth Mixed-Use 2 (GM2)
 - Growth Mixed-Use 3 (GM3)
 - Growth Mixed-Use 4 (GM4)
 - Growth Mixed-Use 5 (GM5)
 - Growth Mixed-Use 6 (GM6)
 - Growth Mixed-Use 7 (GM7)
 - Growth Mixed-Use 8 (GM8)
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 - Growth Residential 6 (GR6)
 - Growth Residential 7 (GR7)
 - Growth Residential 8 (GR8)
 - Growth Residential 9 (GR9)
 - Growth Residential 10 (GR10)
 - Rural Farm and Forest (RF)
 - Rural Mixed-Use (RM)
 - Rural Natural Resources (RN)
 - Rural Protection 1 (RP1)
 - Rural Protection 2 (RP2)
 - Rural Residential (RR)

Village Review Zone
 - Comp Plan Recommended VRZ Expansion

Wetlands High to Moderate Value
 Inland Wading Bird and Waterfowl Habitat

Wildlife Protection Overlay - Contour
 Wildlife Protection Overlay - Habitat

- Overlay Districts**
- Airport Approach Zone
 - Runway Protection Zone
 - Shoreland Protection Overlay
 - Mobile Home Park Overlay
 - Telecommunications Overlay

0 0.25 0.5 1 1.5 2 Miles