

Brunswick Zoning District Comparisons - Dimensional Standards

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Proposed GR 2 – Consolidating R 1 and R 8 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing R 1	Existing R 8	Notes
Lot area, min. (1,000 square feet)	10	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	3	3	3	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)				
Lot width, min. (feet)	65	65	65	
Building frontage, min. (% of lot width)				
Building frontage, max. (% of lot width)				
Front yard depth, min. (feet)	15	15	15	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	20	20	20	
Side yard depth, min. (feet)	15	15	15	
Impervious surface coverage, max. (% of lot area)	30	30	30	
Building height, min. (stories/feet) – both minimums apply				
Building height, max. (stories/feet or feet) – both maximums apply	35	35	35	
Building footprint per structure, max. (1,000 square feet)	5 ^[18]	5	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

Proposed GR 4 – Consolidating R 3, R 4, R 5, R 6 and Portion of CR 2 (Growth Area)

Dimensional Standard	Proposed Ordinance	Current R3	Current R4	Current R5	Current R6	Current CR2	Notes
Lot area, min. (1,000 square feet)	7.5	15	15	15	12	1.5 acres	
Density, max. using public sewer(dwelling units per acre of net site area)	5 (3)	5	5	5	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)		1 unit per 30,000 sq ft	1 unit per 30,000 sq ft	5	8	1 du per 1.5 acres	
Lot width, min. (feet)	75	100	100	100	100	150	
Building frontage, min. (% of lot width)							
Building frontage, max. (% of lot width)							
Front yard depth, min. (feet)	20	20	20	20	20	25	
Build-to Zone (feet)							
Rear yard depth, min. (feet)	20	20	20	20	20	30	
Side yard depth, min. (feet)	15	15	15	15	10	30	
Impervious surface coverage, max. (% of lot area)	35	35	35	35	45	20	
Building height, min. (stories/feet) – both minimums apply							

Proposed GR 4 – Consolidating R 3, R 4, R 5, R 6 and Portion of CR 2 (Growth Area) Continued...

Dimensional Standard	Proposed Ordinance	Current R3	Current R4	Current R5	Current R6	Current CR2	Notes
Building height, max. (stories/feet or feet) – both maximums apply	35	35	35	35	35	40	
Building footprint per structure, max. (1,000 square feet)	5 ^{[18][19]}	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	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 Facility may exceed 5,000 sq ft max provided no bldg footprint exceeds 30,000 sq ft	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	10	[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

Proposed GR 8 – Consolidating TR 3 and TR 4 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing TR 3	Existing TR 4	Notes
Lot area, min. (1,000 square feet)	7.5	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5	5	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)				
Lot width, min. (feet)	65	65	65	
Building frontage, min. (% of lot width)				
Building frontage, max. (% of lot width)				
Front yard depth, min. (feet)	20	20	20	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	20	20	20	
Side yard depth, min. (feet)	15	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	35	
Building height, min. (stories/feet) – both minimums apply				
Building height, max. (stories/feet or feet) – both maximums apply	35	35	35	
Building footprint per structure, max. (1,000 square feet)	5	5	5	

Proposed GM 2- Consolidating MU 3 and MU 6 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing MU 3	Existing MU 6	Notes
Lot area, min. (1,000 square feet)	10	10	20	
Density, max. using public sewer(dwelling units per acre of net site area)	10	7	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)				
Lot width, min. (feet)	65	65	200	
Building frontage, min. (% of lot width)				
Building frontage, max. (% of lot width)				
Front yard depth, min. (feet)	15	15	20	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	20	20	50	
Side yard depth, min. (feet)	15	15	15	
Impervious surface coverage, max. (% of lot area)	50	45	50	
Building height, min. (stories/feet) – both minimums apply				
Building height, max. (stories/feet or feet) – both maximums apply	35	35	35	
Building footprint per structure, max. (1,000 square feet)	5 [19]	5	5	[19] Proposed Ord: 10,000 sq ft for multifamily dwellings

Proposed GM 3- Consolidating MU 4, I 1, and I 4 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing MU 4	Existing I 1	Existing I 4	Notes
Lot area, min. (1,000 square feet)	7.5	40	80	20	Current Ord, I 1 and I 4: 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)	10	10	12	12	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)					
Lot width, min. (feet)	75	200	200	100	
Building frontage, min. (% of lot width)					
Building frontage, max. (% of lot width)					
Front yard depth, min. (feet)	30	30	50*	20	*Current Ord I 1: Where a lot in the I 1 District abuts a lot in the TR 2 District, all structures in the I 1 District shall be set back 100' from the lot line abutting the TR2 District.
Build-to Zone (feet)					
Rear yard depth, min. (feet)	30	30	50*	20	See * note above
Side yard depth, min. (feet)	15	15	50*	15	See * note above
Impervious surface coverage, max. (% of lot area)	60	50	80	60	
Building height, min. (stories/feet) – both minimums apply					
Building height, max. (stories/feet or feet) – both maximums apply	60	60	40	50	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	n/a	30 for uses where primary use is retail; n/a for all other uses	

Proposed GM 4– Consolidating CC and MU 1 Lower Bath Rd Inside Growth Area (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CC	Existing MU 1	Notes
Lot area, min. (1,000 square feet)	7.5	15	1.5 acres	
Density, max. using public sewer(dwelling units per acre of net site area)	15	15		
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)			1.5	
Lot width, min. (feet)	60	60, only if compatible with Sec 513	150	
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.	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	15	30	
Side yard depth, min. (feet)	0	0	30	
Impervious surface coverage, max. (% of lot area)	80 (11)	80	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	40	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	10	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

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

Proposed GM 5 – Consolidating HC 1 and HC 2 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing HC 1	Existing HC 2	Notes
Lot area, min. (1,000 square feet)	7.5	20	20	
Density, max. using public sewer(dwelling units per acre of net site area)	5	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	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	15	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	15	15	15	
Side yard depth, min. (feet)	20	20	20	
Impervious surface coverage, max. (% of lot area)	70	70	70	
Building height, min. (stories/feet) – both minimums apply				
Building height, max. (stories/feet or feet) – both maximums apply	45	45	45	
Building footprint per structure, max. (1,000 square feet)	20	20	20	Current Ord HC 1: 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.

Proposed GM 6 – Consolidating TC 1, TC 2, and TC 3 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing TC 1	Existing TC 2	Existing TC 3	Notes
Lot area, min. (1,000 square feet)	n/a	n/a	n/a	10	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	n/a	n/a	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	n/a	n/a		
Lot width, min. (feet)	n/a	n/a	n/a	65	
Building frontage, min. (% of lot width)	75 ^[3,7]	n/a	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 Street
Building frontage, max. (% of lot width)	100	n/a	n/a		
Front yard depth, min. (feet)	n/a	n/a	n/a	15	
Build-to Zone (feet)	0-5 ^[10]	n/a	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	n/a	15	
Side yard depth, min. (feet)	n/a	n/a	n/a	15	
Impervious surface coverage, max. (% of lot area)	100 ^[12]	100	90	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 ^[14]				[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 ^[17]	40	60	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	30	n/a	4.5	

Proposed GC 1- Consolidating CU 1, CU 2, and CU 3 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CU 1	Existing CU 2	Existing CU 3	Notes
Lot area, min. (1,000 square feet)	7.5	10	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	12	12	10	10	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)					
Lot width, min. (feet)	65	65	65	65	
Building frontage, min. (% of lot width)					
Building frontage, max. (% of lot width)					
Front yard depth, min. (feet)	15	15	15*	15	Current Ord CU 2: Tree cutting prohibited within 125' of Boundaries A & B * Current Ord CU2: 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	15*	15	See * note above
Side yard depth, min. (feet)	15	15	15*	15	See * note above
Impervious surface coverage, max. (% of lot area)	60	60	50	50	
Building height, min. (stories/feet) – both minimums apply					
Building height, max. (stories/feet or feet) – both maximums apply	70				Current Ord CU 3: Height may be increased by an additional 5' for every 10 additional ft of setback from any non-college owned residential property line, up to a max of 55'
Building height max within 200' of District Boundary as permitted in sec. 204.3		70	35	45	
Building height max within 200' of District Boundary		70	55	45	
Building footprint per structure, max. (1,000 sq ft)	30[19]	n/a	n/a	10	[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: ??

Proposed GC 2- Consolidating CU 5 and CU 6 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CU 5	Existing CU 6	Notes
Lot area, min. (1,000 square feet)	10	20	10	
Density, max. using public sewer(dwelling units per acre of net site area)	24 [5]	24	8	[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	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'	20	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	20	
Side yard depth, min. (feet)	15	25' except for min setbacks from Park Row and Longfellow are 15'	15	
Impervious surface coverage, max. (% of lot area)	50	40	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' of District Boundary as permitted in sec. 204.3		35	35	
Building height max within 200' of District Boundary		35	35	

Proposed GC 2- Consolidating CU 5 and CU 6 (Growth Area), Continued...

Dimensional Standard	Proposed Ordinance	Existing CU 1	Existing CU 2	Existing CU 3
Building footprint per structure, max. (1,000 sq ft)	10	8.5	5	

Current Ordinance CU 5 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: ??

Proposed GC 3- Consolidating CU 4 and CU 7 (Growth Area)

Dimensional Standard	Proposed Ordinance	Existing CU 4	Existing CU 7	Notes
Lot area, min. (1,000 square feet)	10	10	10	
Density, max. using public sewer(dwelling units per acre of net site area)	10 [6]	5	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)	10	10		
Lot width, min. (feet)	65	65	65	
Building frontage, min. (% of lot width)				
Building frontage, max. (% of lot width)				
Front yard depth, min. (feet)	15	15	15	
Build-to Zone (feet)				
Rear yard depth, min. (feet)	15	20	15	
Side yard depth, min. (feet)	15	15	15	
Impervious surface coverage, max. (% of lot area)	50	30	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’ of District Boundary as permitted in sec. 204.3		35	40	
Building height max within 200’ of District Boundary		35	n/a	
Building footprint per structure, max. (1,000 square feet)	20 [20]	5	20	[20] Proposed Ord: 250,000 sq ft if the structure meets one of the conditions listed in sec 4.1.4.B.9

Proposed G I- Consolidating I 2, I 3, and R - B&TI (Growth Area)

Dimensional Standard	Proposed Ordinance	Current I 2	Current I 3	Current R-B&TI	Notes
Lot area, min. (1,000 square feet)	7.5 ^[3]	20	20	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. using public sewer(dwelling units per acre of net site area)	n/a	12	12	n/a	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)				50 ^[3]	
Lot width, min. (feet)	50 [3]	100	100	none	[3] see above
Building frontage, min. (% of lot width)	n/a			none	
Building frontage, max. (% of lot width)	n/a			10	
Front yard depth, min. (feet)	10 ^[3]	20	20	none	[3] see above
Build-to Zone (feet)	n/a				
Rear yard depth, min. (feet)	20 ^[3]	20	20	20	[3] see above
Side yard depth, min. (feet)	15 ^[3]	15	15	15	[3] see above
Impervious surface coverage, max. (% of lot area)	80 ^[3]	80	80	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 [A]	60	60	60	60	[A] Current Ord R-B&TI: unless restricted to lower by airport operational limits
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	n/a	n/a	

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

Proposed R F- Consolidating FF1 and CR 1 (Rural Area)

Dimensional Standard		Proposed Ordinance	Current FF 1	Current CR 1	Notes
Lot area, min.	Residential	2 ac	2 ac	1.5 ac	
Lot area, min.	Non-Residential	2 ac	2 ac	1.5 ac	
Density, max.	Developments subject to Development Review	1 du per 2 ac	1 du per 2 ac	1 unit per 1.5 ac	
Density, max.	Developments not subject to Development Review	1 du per 2 ac	1 du per 2 ac	1 unit per 1.5 ac	
Lot width, min. (feet)		150	150	150	
Front yard depth, min. (feet)		25	25	25	
Rear yard depth, min. (feet)		30	30	30	
Side yard depth, min. (feet)		30	30	30	
Impervious surface coverage, max. (% of lot area)		25	25	20	
Building height, min. (stories/feet) – both minimums apply					
Building height, max. (stories/feet or feet) – both maximums apply [A]		40	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	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]

Proposed R P 1- Consolidating CP 1 and FF 3 (Rural Area)

Dimensional Standard		Proposed Ordinance	Current CP 1	Current FF 3	Notes
Lot area, min.	Residential	2 ac	20,000 s.f.	2 ac	
Lot area, min.	Non-Residential	4 ac ^[1]	4 acres	2 ac	
Density, max.	Developments subject to Development Review	1 du per 4 ac	1 du per 4 ac	1 du per 2 ac	[1] ???
Density, max.	Developments not subject to Development Review	1 du per 5 ac	1 du per 5 ac	1 du per 2 ac	
Lot width, min. (feet)		150	125 feet	150	
Front yard depth, min. (feet)		30	30 feet	25	
Rear yard depth, min. (feet)		30	30 feet	30	
Side yard depth, min. (feet)		30	25 feet	30	
Impervious surface coverage, max. (% of lot area)		25	10,890 sq.ft. or 35%, whichever is less	25	
Building height, min. (stories/feet) – both minimums apply		20	20		
Building height, max. (stories/feet or feet) – both maximums apply [A]		40	40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	10	

Existing Ord: see secs 209.3 and 305 for additional dimensional standards
 Anna and Don: where are these in new Ord??

Proposed R R- Consolidating CR 2 and MU 1 (Lower Bath Rd Outside Growth Area) (Rural Area)

Dimensional Standard		Proposed Ordinance	Current CR 2	Current MU 1	Notes
Lot area, min.	Residential	1.5 ac	1.5 acres	1.5	
Lot area, min.	Non-Residential	1.5	1.5 ac	1.5	
Density, max.	Developments subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	1 du per 1.5 ac	
Density, max.	Developments not subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	1 du per 1.5 ac	
Lot width, min. (feet)		150	150	150	
Front yard depth, min. (feet)		25	25	25	
Rear yard depth, min. (feet)		30	30	30	
Side yard depth, min. (feet)		30	30	30	
Impervious surface coverage, max. (% of lot area)		20	20	20	
Building height, min. (stories/feet) – both minimums apply					
Building height, max. (stories/feet or feet) – both maximums apply [A]		40	40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	10	