

Brunswick Zoning Ordinance Rewrite Committee

How the November 2016 Planning Board Public Hearing Draft of the Brunswick Zoning Ordinance Implements the Town's 2008 Comprehensive Plan

Introduction and Vision *(Taken from the Town of Brunswick 2008 Comprehensive Plan. Full version available online at www.brunswickme.org/wp-content/uploads/2013/06/Comp-Plan-Final-for-State-Review-091508rev.pdf)*

Updating the Comprehensive Plan presented a unique opportunity to look at Brunswick's values of over ten years ago, examine how the Town has changed since the last Plan, ask about the community's values now, and look at how the Town can work to guide the inevitable ongoing changes. The 2016 draft Zoning Ordinance implements those values and vision.

It is Brunswick's values and vision as a community that guided the Plan's major initiatives. As it grows and changes, Brunswick should continue to be a highly desirable community that facilitates the work and play of its diverse people -- the young and old, the working and retired, the well-off and those of lesser means.

This vision resulted in the eight policy areas with objectives and actions defined for each area, highlighting the essential elements of the community that require continuing attention. Overall, Brunswick needs strong schools, a vibrant downtown, a robust economy providing good jobs, protected natural resources, quality public facilities, and affordable housing.

Listed below are those key objectives and actions by policy area that are implemented by the proposed zoning ordinance.

2008 Comprehensive Plan Part B Policies - Chapter 5: Proposed Major Policies, Objectives and Actions

Policy Area 1: Quality Public Schools

Policy Area 2: Municipal Facilities Planning

These policies are outside the scope of the Zoning Ordinance

In the sections that follow, only Key Objectives and Key Actions are correlated with the Proposed Zoning Ordinance.

Policy Area 3: Promote the Desired Growth/Rural Pattern of Development

Key Objective # and Text	Key Action # and Text	Implementation of Key Actions in Proposed Zoning Ordinance
<p>1. Ensure the BNAS rezoning occurs through the evaluation of potential opportunities as well as on and off-site impacts of redevelopment that integrates new and existing uses.</p>	<p>1. Elected officials & Town staff continue to participate in the MRRRA planning & implementation process.</p>	<p>Implemented in the BNAS Reuse Master Plan prior to Zoning Ordinance Rewrite</p>
	<p>2. Obtain natural resource inventories that exist for BNAS land. Identify & plan to ensure protection of significant natural resources and open space.</p>	<p>Implemented in the BNAS Reuse Master Plan prior to Zoning Ordinance Rewrite. The proposed zoning ordinance requires compliance with the US Navy Land Use Controls Implementation Plan, and, in particular, protects the groundwater by restricting water extraction without permission from the US Navy. The Kate Furbish Preserve and other significant habitat areas are proposed to be zoned GN (Growth Area-Natural Resource) and RN (Rural Area-Natural Resource), the most restrictive zoning districts Townwide. Uses permitted are parks, conservation land, passive recreational facilities, marine activities and minor utility facilities.</p>
	<p>3. Participate in the evaluation of infrastructure needs for redevelopment of roads, storm water, sewer, water and other services.</p>	<p>Implemented in BNAS Reuse Master Plan prior to Zoning Ordinance Rewrite</p>
	<p>4. Using the information gathered from Key Actions 2 and 3 above, confirm the proposed Rural/Growth Boundary and develop associated zoning consistent with Brunswick overall development policies.</p>	<p>The Growth Area boundary was established by the Reuse Master Plan. All areas in Brunswick Landing are merged into the overall proposed zoning of the Town and use consistent organization and language. All zoning is intended to be consistent with Brunswick’s overall development policies, focusing growth in the Growth Area, not within the Rural Area.</p>
<p>2. Encourage dense new development in the Growth Area and limit development in the Rural Area.</p>	<p>1. Allow denser development in designated Growth Areas (particularly where water, sewer, & storm water systems exist) by drafting & adopting zoning ordinance amendments to permit increased housing density at all price levels. Denser development should be compatible with the existing, livable neighborhoods in the Growth Area.</p> <p>2. Limit the number of residential building permits issued for new dwelling units in the Rural Area to no more than one-third of total permits issued each year.</p>	<p>Minimum residential lot sizes have been eliminated in all Growth Area zoning districts to encourage infill development where appropriate. Densities increase by one (1) dwelling unit in current R1-5; R8; TR2-5; MU2-3; CU2-4 and 6; and HC 1-2. (Note densities decrease slightly in existing I1 and 4 and R6 due to consolidation of districts).</p> <p>Brunswick Landing presents a substantial opportunity to encourage dense residential development within its Growth Area. No residential development is allowed on Brunswick Landing outside of the growth area. Proposed GM7 (now R-CMU) will allow multifamily housing at a density of 24 units/acre, with no minimum lot size. Proposed GR1 (now R-R) will allow both 1 and 2 family and multi-family dwellings at a density of eight (8) units/acre. Both will encourage new denser residential development.</p> <p>The revised Common Development Plan standards allow for flexibility to achieve maximum densities. The new streamlined major development review process is restricted for use only in the Growth Area to expedite development projects.</p>

		<p>New Neighborhood Protection Standards specify buffering, height, setback and other performance standard adjustments required if a proposed non-residential use abuts a single or two-family dwelling in a residential district.</p> <p>Revisions to the Recreation Impact Fee calculation will reduce prior disincentives to create residential units within the Growth Area, especially downtown Brunswick.</p>
<p>3. Maintain the character of the rural area.</p>	<ol style="list-style-type: none"> 1. Continue implementation of the management strategies recommended in the 2003 Rural Brunswick Smart Growth Study Adopted by the Town Council 2. Continue to work toward the implementation of the strategies recommended in the 2002 Parks, Recreation & Open Space Plan as adopted by the Town Council. 3. Promote ways to protect important open space & habitats in the Rural Area through Open Space Developments, Rural Brunswick Smart Growth Developments or other mechanisms that protect important open space & habitat. 	<p>Rural Brunswick Smart Growth Overlay renamed Wildlife Protection Overlay (2.3.5). The strong protections in the current Ordinance are continued and the process provisions are rewritten to make it easier for the Town to monitor development within unfragmented forest blocks and corridors.</p> <p>Open Space Development (4.2.5.C) restricts density bonuses to projects that set aside 50% of otherwise developable land for conservation. Available density bonuses are increased in the Rural Area from 15% to 25%. Open space developments that do not qualify for a density bonus may still obtain modifications to dimensional standards to encourage this type of development in Rural Areas.</p> <p>A new Density Bonus Subsection (4.2.5.E) clarifies the interrelationships among the density bonuses available for developments using Open Space, Wildlife Protection and/or Affordable Housing standards.</p>

Policy Area 4: Support the Development and Maintenance of Infrastructure That Promotes Livable Neighborhoods and the Desired Pattern of Residential and Commercial Growth.

Key Objective # and Text	Key Action # and Text	Implementation of Key Actions in Proposed Zoning Ordinance
<p>1. Utilize the public water, sewer, and storm water systems to promote the desired pattern of growth</p>	<p>1. Align Brunswick-Topsham Water District, Brunswick Sewer District and Town planning efforts to achieve the Town’s broad planning objectives.</p> <p>2. Actively plan for, and explore the capitalization of public water and sewer extensions into areas where the Town is particularly encouraging development (as defined in the Future Land Use Plan).</p>	<p>The Brunswick-Topsham Water District and Brunswick Sewer District are active participants in drafting the proposed Zoning Ordinance. New Subsection 4.5.B (2) allows the Sewer District to require certain new developments in the Growth Area to connect to the public sewer.</p> <p>Unfortunately, capitalization issues lie outside the scope of the zoning ordinance.</p>
	<p>3. Implement zoning changes that encourage denser, infill development in the Growth Area where public water, sewer, and storm water systems exist.</p>	<p>Where denser development is recommended, both public water and sewer service is available. Minimum residential lot sizes have been eliminated in all Growth Area zoning districts to encourage infill development. See Policy Area 3, Key Objective 2 above for further detail.</p>
	<p>4. Implement zoning on BNAS (Brunswick Landing) property that is consistent with overall Town policies encouraging denser development in Growth Areas with appropriate infrastructure, and preserving the rural character outside of Growth Areas.</p>	<p>Brunswick Landing presents a substantial opportunity to encourage dense development in the Growth Area. Very limited development allowed outside of the Growth Area.</p> <p>Proposed GM7 (now R-CMU) continues to allow multifamily housing at a density of 24 units/acre, with no minimum lot size. Proposed GR1 (now R-R) continues to allow both single and two-family and multifamily dwellings at a density of eight (8) units/acre. Both will encourage new residential, dense development with public water and sewer service available.</p> <p>In general, the initial re-occupancy of existing buildings at Brunswick Landing does not require Development Review, streamlining redevelopment of those buildings.</p>
	<p>2. Use initiatives in dealing with the Town’s roads, sidewalks, pathways, and public transportation to promote Brunswick’s desired pattern of growth and safely carry automobile, pedestrian, and bicycle traffic.</p>	<p>1. Develop a Master Traffic Plan and prioritize solutions for the most congested and least safe areas, in particular, plan for changes required by the reuse of BNAS (Brunswick Landing).</p>

Policy Area 5: Encourage a Diversity of Housing Types in the Designated Growth Area and Facilitate the Preservation and Development of Affordable and Workforce Housing

Key Objective # and Text	Key Action # and Text	Implementation of Key Actions in Proposed Zoning Ordinance
<p>1. Support the transition of BNAS associated housing to meet the workforce and affordable housing needs of the community.</p>	<p>1. Research federal regulations relating to affordable housing of decommissioned Navy housing and position Town to ensure the availability and affordability of those units.</p>	<p>The Town, in cooperation with Tedford Housing, completed this key action during the transfer of title to BNAS lands to the Midcoast Regional Redevelopment Authority, outside the scope of the proposed Zoning Ordinance.</p>
	<p>2. Create zoning for BNAS property that allows for increased density and flexibility to promote private development of affordable and workforce housing.</p>	<p>Former McKeen Street Navy housing was absorbed into the neighboring Residential District (Proposed GR4) now allowing six (6) dwelling units/acre and no minimum lot size. Former Navy housing abutting BNAS continues to be separately zoned (Proposed GR1), with a maximum density of eight (8) dwelling units per acre and no minimum lot size. R-CMU (Proposed GM7) continues to allow multifamily housing at a density of 24 units/acre, with no minimum lot size.</p>
<p>2. Preserve the current stock of affordable and rental housing.</p>	<p>1. Actively pursue state and federal housing subsidy programs, such as Community Development Block Grant (CDGB) housing rehabilitation funds, Federal Home Loan Bank subsidies, and Maine State Housing Authority Home Rehabilitation program funds. 2. Explore reuse of no-longer needed municipal and school facilities as sites for redevelopment.</p>	<p>The Affordable Housing Development standards (Subsection 4.2.5.D) has been updated to comply with state and federal housing programs and will continue to accommodate construction of affordable housing.</p>
<p>3. Create an environment that supports the development of new affordable housing by both the public and private sectors.</p>	<p>1. Allow denser development in the Growth Area by drafting & adopting zoning ordinance revisions to permit increased housing density at all price levels. This same action appears in Policy 3, Objective 2, Action 1 serving both objectives.</p>	<p>See above. The proposed Ordinance continues the strong provisions of the current Zoning Ordinance to support this key objective. The proposed Zoning Ordinance eliminates minimum lot size throughout the Growth Area and increases densities in most zoning districts (see Policy Area 3, Key Objective 2 above for further detail).</p>

Policy Area 6: Protect Significant Open Space and Natural Resources and Provide Outdoor Recreational Opportunities

Key Objective # and Text	Key Action # and Text	Implementation of Key Actions in Proposed Zoning Ordinance
<p>1. Ensure that the reuse of BNAS is consistent with Brunswick’s overall natural resource values.</p>	<p>1. Work with the Midcoast Regional Redevelopment Authority and Navy-hired environmental consultants to identify and inventory natural resources on BNAS property to coordinate the protection of significant local and regional natural resources.</p>	<p>The Town has worked with the Midcoast Regional Redevelopment Authority and environmental consultants to identify and inventory natural resources on BNAS property. The existing protections of natural resources for all developments in Brunswick shall be equally applied to new development in Brunswick Landing.</p> <p>The proposed Ordinance restricts development in areas of environmental constraints. The proposed GN and RN zoning districts permit passive recreation, conservation, marine activities and minor utility facilities.</p> <p>Appendix F will contain the BNAS Soils and Groundwater Management area mapping, as well as the referenced adopted US Navy Land Use Controls Implementation Plan.</p>
<p>2. Limit growth outside the growth boundary relative to inside the boundary.</p>	<p>1. Limit the number of residential building permits issued for new dwelling units in the Rural Area to one-third of total permits issued town-wide. This same action appears in Policy 3, Objective 1, Action 2, serving both objectives.</p>	<p>The proposed Zoning Ordinance does not limit the number of building permits allowed in the Rural Area but proposes higher densities in parts of the Growth Area and further encourages open space developments where possible in the Rural Area. No residential development is permitted outside the Growth Area Boundary within Brunswick Landing.</p>
<p>3. Improve mechanisms for protecting high value open space and natural resources.</p>	<p>1. Provide assistance to the newly established Land for Brunswick’s Future Board to oversee identification and prioritization of high value open space and natural resources to be protected.</p> <p>2. Promote ways to protect important open space and habitats in the Rural Area through Open Space Developments, Rural Brunswick Smart Growth developments or other mechanisms that protect important open space and habitat.</p>	<p>The Land for Brunswick’s Future Board is no longer active and, to date, has not been funded by the Town Council.</p> <p>The Open Space Development Subsection (4.2.5.C) of the Ordinance is substantially revised. Density bonus is increased from 15% to 25% in the Rural Area. Townwide, lands set aside as conserved open space must include one or more of the following features if located on the property: floodplains, moderate and high quality wetlands, significant vernal pools, wildlife habitat and corridors, steep slopes, rock outcroppings or other unique topographic features, stands of mature trees, or areas of rare plant communities. Subsection 4.3.5.C.4.a.iii requires that preserved areas be contiguous to other protected areas if existing on or next to a parcel.</p> <p>The Rural Brunswick Smart Growth provisions are now renamed Wildlife Protection Overlay (2.3.5). An applicant is now required to show the history of fragmentation before any disturbance is permitted to better track prior development of the parcel.</p>

	<p>3. Revise the zoning ordinance to ensure that land with high resource value is preserved in the development process.</p>	<p>In addition to revisions to the Open Space Development and Wildlife Habitat Blocks and Corridors standards described above, new Section 4.3 is rewritten to incorporate stronger protections for natural vegetation, significant plant and animal habitat, and surface waters, wetlands and marine resources. Protections contained in current Section 209.3 that apply in the Coastal Protection zones 1 and 2 to protect Middle and Maquoit Bays are carried over in a reorganized format and are extended along the New Meadows River shoreline.</p> <p>The proposed Shoreland Protection Overlay standards have been rewritten to comply with state updated language that will allow for consistent enforcement of resource protection requirements in these critical areas of Town.</p> <p>The proposed Ordinance now excludes significant vernal pool habitat areas when calculating net site area to determine density, reducing the incentive to develop those areas.</p>
<p>4. Protect natural resources from harmful development activities.</p>	<p>1. Continue to monitor the quality of waters – rivers, streams, coastal, and aquifers. Consider adding additional water quality monitoring as necessary to assess the drinking water and marine resource condition of these waters and adopt policies to ensure their protection.</p>	<p>The Town has created a new Rivers and Coastal Waters Commission that, along with the Marine Resources Committee work outside the scope of the Zoning Ordinance to monitor and protect coastal water quality.</p> <p>Protections contained in current Section 209.3 that apply in the Coastal Protection Zones 1 and 2 to protect Middle and Maquoit Bays are carried over in a reorganized format and are extended along the New Meadows River shoreline.</p>
<p>5. Provide adequate recreational facilities for current and future needs</p>	<p>1. Amend the existing recreation impact fee methodology for new residential development that reflects the impact of such development and costs associated with providing additional recreational facilities.</p>	<p>The current recreation impact fee formula is revised and uses the number of bedrooms in a new residential unit as the basis for fee calculation as opposed to current use of market value. The fee will now apply to all new residential dwelling units, not only those created through development review. Appendix E contains fee methodology.</p>
	<p>2. Identify & obtain facilities for recreation on BNAS property that can best meet the needs of the community. Update the 2004 Brunswick Bicycle & Pedestrian Improvement Plan to incorporate access to BNAS.</p>	<p>The transfer of some recreation facilities on former BNAS land has occurred with others scheduled after environmental clean-up by the US Navy. Those decisions fall outside the scope of the Zoning Ordinance.</p> <p>An update to the 2004 Bicycle and Pedestrian Improvement Plan was recently completed by the Brunswick Bicycle and Pedestrian Advisory Committee and contains recommendations incorporated into the proposed Ordinance.</p>

Policy Area 7: Promote an Economically Viable, Attractive Downtown

Key Objective # and Text	Key Action # and Text	Implementation of Key Actions in Proposed Zoning Ordinance
1. Use the redevelopment of Maine Street Station site as a catalyst for Downtown improvements.	1. Ensure that the design of the Maine Street Station site and proposed uses, including passenger rail service by Amtrak & Maine Eastern Railroad, complement the mixed-use nature of the existing downtown.	The development of Maine Street Station, now known as Brunswick Station, is largely complete and outside the scope of the Zoning Ordinance.
2. Make the Downtown District safer and more pedestrian friendly.	<p>1. Evaluate and implement measures and physical improvements including traffic calming mechanisms, for improving pedestrian safety and comfort on Maine Street.</p> <p>2. Continue implementing the improvements listed in the 2004 Brunswick Bicycle & Pedestrian Improvement Plan relating to Downtown, particularly regarding crosswalks and sidewalks, on a regular basis.</p>	<p>These are largely issues outside the scope of the Zoning Ordinance.</p> <p>New Subsection 4.8.1.B requires compliance with the newly adopted Brunswick Complete Streets Policy when constructing new streets, to serve the needs of all users.</p> <p>New objective bicycle parking standards (Subsection 4.9.2) are established to encourage bicycle use.</p>
3. Increase the number of housing options in the Downtown Districts.	1. Re-evaluate dimensional standards and conduct an inventory of neighborhood features as part of the zoning ordinance revision to allow denser residential infill development throughout the downtown with preserving valued features.	<p>An inventory of contributing structures was completed earlier as part of the evaluation of the Village Review Overlay Zone expansion.</p> <p>Consolidation of the current Town Center districts into GM6 applies a uniform, form-based-type zoning approach to the Downtown allowing flexibility in building size and uses, and thus increases residential density where possible. The minimum lot size is eliminated existing TR3 (proposed GM8). The Village Review Overlay Zone is extended west and north to Union and Noble Streets to preserve valued features. The Village Review Board will retain its authority over construction in the village area in Downtown.</p> <p>Overall changes to the Permitted Use Table for Residential Uses allow more flexibility of residential uses throughout Brunswick.</p> <p>Parking flexibility is introduced in new GM6 (Town Center), eliminating the need for minimum off-street parking for uses occupying less than 10,000 square feet in existing buildings.</p>
4. In partnership with local organizations, make the Downtown more attractive, inviting and the “hub” of community activity.	<p>1. Develop a new Downtown Master Plan focusing on economic, housing and infrastructure improvements, include traffic, bicycle and pedestrian patterns, alternatives to diverting thru-traffic away from Maine Street, enhancing use of upper story space, preserving historic architecture, and making new construction and renovation fit the historic character of the downtown.</p> <p>2. Expand the geographic limits of the Village Review Zone to include an area west of Maine St to Union St from the Androscoggin River to the Joshua L. Chamberlain Museum. Consider the development & application of commercial design standards.</p>	<p>The Town Council adopted a new Master Plan for Downtown Brunswick and Outer Pleasant Street in 2011, developed outside the scope of the Zoning Ordinance.</p> <p>The Village Review Overlay Zone is extended west and north to Union and Noble Streets to preserve valued features. The updating of the Village Review Overlay Zone Design Guidelines is outside the scope of the Zoning Ordinance.</p>

Policy Area 8: Preserve a Diverse and Healthy Local Economy

Key Objective # and Text	Key Action # and Text	Implementation of Key Actions in Proposed Zoning Ordinance
<p>1. Redevelop in-fill sites within the Growth Area</p>	<p>1. Prepare and implement a feasibility analysis that includes a fiscal analysis, details the costs necessary to make the sites attractive to prospective businesses, outlines anticipated business interest, & models an analysis of the number and types of jobs potentially created.</p>	<p>This analysis is outside the scope of the proposed Zoning Ordinance.</p>
	<p>2. Explore and actively pursue 3rd party funding and/or transitional funding made available through BNAS closure process to support in-fill.</p>	<p>This process is outside the scope of the proposed Zoning Ordinance.</p>
	<p>3. Promote the development of in-fill sites that are financially feasible, beneficial to the community, and have the potential to bring commercial development and jobs paying a living wage to a currently underutilized site. Identify the needs of specifically targeted businesses and provide incentives to attract them to Brunswick.</p>	<p>The economic analysis of this action is outside the scope of the proposed Zoning Ordinance.</p> <p>Proposed Uses more closely track current economic categories and are regulated on the basis of their impact on the surrounding neighborhood and not arbitrary categories.</p> <p>New Conditional Use permitting is proposed for certain uses with minimal neighborhood impacts.</p> <p>The proposed Zoning Ordinance does try to allow more in-fill by eliminating lot sizes, permitting of “artisanal manufacturing” in the downtown and outer Pleasant Street corridor, as well as flexibility regarding downtown parking and loading.</p> <p>Since Brunswick Landing presents the greatest opportunity in the Growth Area for in-fill development, the Common Development Plan subsection has been substantially revised to allow flexibility in the dimensional standards of new development to maximize the potential reuse of that area. The initial re-occupancy of existing buildings at Brunswick Landing continues to be exempt from Development Review for most projects.</p>
<p>2. Ensure that BNAS rezoning occurs through an evaluation of potential opportunities as well as on and off-site impacts of redevelopment that integrates new and existing uses</p>	<p>1. Elected officials & staff of Town participate in MRRA planning process.</p> <p>2. The Town encourages MRRA to actively explore the potential for early transfer of NBAS land suitable for businesses, developed cost effectively to the Town & attracts the types of business and jobs identified as being beneficial to the Town as in Key Objective 1 above.</p>	<p>This process has happened outside the scope of the Zoning Ordinance.</p>

<p>3. Prior to the closure of BNAS, the Town shall develop and implement opportunities to attract businesses to Brunswick that will provide jobs paying a livable wage to help offset the anticipated loss of jobs leading up the closure of the base.</p>	<p>1. Identify the types and number of jobs the Town wants to attract and use available zoning, tax incentives, and third-party mechanisms to draw identified businesses and jobs.</p>	<p>The jobs analysis of this Action is outside the scope of the proposed Zoning Ordinance. Since Brunswick Landing presents the greatest opportunity in the Growth Area for in-fill development, the Common Development subsection has been substantially revised to allow flexibility in the dimensional standards of new development to maximize the potential reuse of that area. The initial re-occupancy of an existing building at Brunswick Landing continues to be exempt from Development Review for most projects.</p>
<p>4. Ensure that as Bowdoin College grows and changes, its facilities fit into the community.</p>	<p>1. Facilitate communication between the College and town citizens and businesses especially when the College needs to add new buildings, parking areas or other improvements.</p>	<p>This action is largely outside the scope of the proposed Zoning Ordinance. The proposed zoning ordinance does carry over current provisions encouraging applicants to have a Pre-Application meeting with Town Staff and/or the Review Authority to discuss anticipated construction. (Subsection 5.1.2)</p>
<p>5. Enhance the economic viability of small, locally owned businesses.</p>	<p>1. Develop a marketing plan and strategy for the “new economy” businesses to encourage locating in Brunswick.</p>	<p>The marketing plan/strategy is outside the scope of the proposed Zoning Ordinance.</p>

Chapter 7: Land Use Plan

Planning Area (location)	Comprehensive Plan Vision	Comprehensive Plan Permitted Uses	Comprehensive Plan Development Standards	Proposed Zoning Ordinance Changes Implementing Comprehensive Plan Development Standards
Growth Area:				
<p>Town Core All TC and TR zones except part of TR 5; part of Water St; CU 1, 3, 4, 6; in-town MU 2.</p> <p>(Downtown and immediately adjacent neighborhoods, including Bowdoin Core Campus)</p>	<p>Community center with greatest development density/intensity; anchored by Fort Andross and Bowdoin College (serves as transition to residential neighborhoods).</p> <p>Maintains pedestrian scale and orientation. Infill and redevelopment increases density and intensity w/commercial use expanding where currently permitted.</p>	<p>Reflect existing development pattern; any type of residential, mixed use; small to moderate scale non-residential; college related residential and non-residential.</p>	<p>Density consistent with mature character of Town Core and adjacent neighborhoods; protect and enhance existing character; require pedestrian and bicycle facilities; flexibility in parking requirements; limit drive-throughs; stringent landscaping standards; Village Review Zone design review.</p>	<ol style="list-style-type: none"> 1. Three Town Center Districts (TC 1,2,3) combined into single GM6 district to help define central Town Core from Ft. Andross to Bowdoin College. 2. Neighborhood Protection Standards proposed (Sec. 4.12) to protect existing residential neighborhoods where adjoining non-residential uses. 3. Artisan Manufacturing proposed permitted use in GM 6 (TC 1,2,3) as a way to allow small and moderate scale manufacturing uses with storefront retail combined. 4. Form-based type controls will encourage flexibility of in-fill or redevelopment and re-use of existing structures. 5. Stringent landscaping standards are proposed (4.6), including obligation to maintain any planting as part of development review. 6. Exempt lots under 10,000 square feet from providing parking and loading areas to encourage downtown development/redevelopment. 7. Adopt recent text and mapping changes to Village Review Overlay Zone from current Ordinance to maintain character of Downtown. 8. Water Street and Jordan Ave Residential Districts (TR 3 and TR 4) combined into single GR 8 district. 9. I1 district proposed to be a mixed use district to reflect potential for redevelopment of the area close to downtown and residential areas.
<p>Town Residential R 1,7,8; pts of TR 5, CU 2,5; MU 3,6 (Older neighborhoods adjacent to Town Core; newer Bowdoin campus)</p>	<p>Residential and educational community area, maintains pedestrian scale. Bowdoin grows, minimizes impact on surrounding neighborhoods. Existing single-family</p>	<p>Reflect existing development pattern; range of residential including small-scale multi-family and accessory apartments; very limited compatible small-scale commercial</p>	<p>Maintain existing single-family neighborhoods while allowing infill at reasonably high density where feasible (3-24 dwelling units/acre). Reduce/eliminate lot size. Other standards reflect existing conditions. Mixed</p>	<ol style="list-style-type: none"> 1. Neighborhood Protection Standards proposed (Sec. 4.12) to protect existing residential neighborhoods where they adjoin non-residential uses 2. Propose simplifying College Use districts: existing eight (8) districts reduced to four (4) in hopes of allowing Bowdoin flexibility in its core campus, but protecting existing residential neighborhoods from both existing and expanded college uses through

<p>area; typically 5-10 minute walk from Town Core edge.)</p>	<p>neighborhoods maintained; limited infill and accessory apartments allowed to increase density. Limited small-scale commercial permitted.</p>	<p>and home-based businesses; college related residential and non-residential; mixed uses continuing in those areas.</p>	<p>Use and College Use standards should remain same.</p>	<p>restrictions on height, massing or scale in areas the campus adjoins those neighborhoods.</p> <ol style="list-style-type: none"> 3. Limit number of cars that can be parked on properties in single family areas that rent rooms to protect character of abutting single family neighborhoods. 4. Require that new college residence halls or other college buildings with outdoor activities be designed to direct impacts toward the inner campus to protect character of abutting single family neighborhoods. 5. Proposed Ordinance carries forward existing restrictions on through streets, multi-family residential, residence hall, restaurants and dining facilities in current College Use districts to protect character of existing single-family neighborhoods. 6. No minimum lot size for residential uses. 7. Most dimensional standards unchanged to reflect existing conditions. 8. MU3 and 6 combined as GM2 to reflect changing conditions in the area and to encourage compatible uses.
<p>Town Extended Residential R 2,3,4 and MUOZ (Established neighborhoods beyond normal walking distance to Town Core, medical Use areas)</p>	<p>New development is compatible and is relatively dense, tight-knit, pedestrian-oriented; medical uses/offices present; non-residential limited.</p>	<p>Wide range of residential and medical uses; very limited non-residential and home-based businesses; recreational facilities.</p>	<p>Moderate density maximizing residential development; establish minimum and maximum densities (1.5-12 dwelling units/acre); Reduced lot size; promote planned development.</p>	<ol style="list-style-type: none"> 1. Proposes R3, R4, R5, R6, and CR 2 within Growth Area be combined (GR4). Minimum residential lot size eliminated in all Growth Area zoning districts to allow in-fill at a reasonably high density. Maximum residential density increased from five (5) to six (6) dwelling units/acre with the exception of current R 6 zoning district (reduced density from eight (8) to six (6) dwelling units/acre.) 2. Use table shows wide range of residential uses and associated small scale uses only.
<p>Cook's Corner Commercial Hub Cook's Corner area within ½ mile of Gurnet Rd/Bath Rd intersection</p>	<p>Evolves into mixed-use area per Master Plan; regional commercial center with added residential.</p>	<p>Wide range of mixed uses</p>	<p>Maximize development potential (15 dwelling units/acre); min. lot size 7,500 square feet; develop Bath Rd. gateway standards; require pedestrian/bike improvements.</p>	<ol style="list-style-type: none"> 1. Neighborhood Protection Standards proposed (Sec.4.12) to protect existing residential neighborhoods where they adjoin non-residential uses. 2. Minimum lot size for non-residential uses reduced from 15,000 sq. ft. to 7,000. 3. Objective bicycle parking standard proposed (Subsection 5.9.2) 4. Only 7 of 60 possible uses are prohibited in the zone.

<p>Cook's Corner Extended Area Medical Use Overlay, R 6, Cook's Corner zoning district outside hub (Almost completely surrounds Cook's Corner Commercial Hub area, including Mid-Coast Hospital area, excluding Meadow Road area).</p>	<p>Evolves into mixed-use area per Master Plan, including additional retail, medical related uses and planned residential neighborhood, with new connector roads constructed.</p>	<p>Wide range of mixed uses with focus on residential, professional and medical office/research and low intensity non-residential uses.</p>	<p>Maximize development potential (2-15 dwelling units/acre); min. lot size 7,500 square feet; similar setbacks for medical uses; encourage Master Plans for large parcels; develop Bath Rd. gateway standards; new development primarily at Brunswick Landing.</p>	<ol style="list-style-type: none"> 1. Minimum lot size reduced from 15,000 square feet to 7,000 square feet for non-residential uses; eliminated completely for residential uses. 2. GM8 (formerly Medical Use Overlay Zone) density recommended at six (6) dwelling units/acre. Density remains at 15 dwelling units/acre in GM4 (formerly Cook's Corner Zoning District). 3. Proposed GM4 north of Route 1 restricted to smaller footprint and less impervious coverage. 4. Location of new development will be market driven. 5. Common Development Plan requirements (Subsection 5.2.8.H) provides dimensional standards flexibility.
<p>Brunswick Landing (BNAS)</p>	<p>Note: Rezoning adopted 2009. Recommend development of Common Development Plan for Reuse District to replace all or most existing sub districts</p>			<ol style="list-style-type: none"> 1. Improved Common Development Plan standards to encourage flexibility of new development depending on market conditions while maintaining the development standards applicable throughout the rest of Brunswick. 2. Current zoning districts R—B&TI, I2 and 3 merged to form proposed GI-General Industrial Zoning District. 3. Current BNAS subdistricts R-AR, R-CMU, R-R&OS and R-R are reworked as separate zoning districts.
<p>Commercial Connectors HC 1 and 2 (Two areas: Outer Pleasant Street and Bath Road to Cook's Corner)</p>	<p>Attractive efficient commercial gateways to Brunswick; streetscape and access to businesses improved as redevelopment and infill occur; residential not encouraged except in Cook's Corner (Downtown Brunswick and Outer Pleasant Street Corridor Master Plan now recommends mixed use for Pleasant Street); alternative connectors encouraged.</p>	<p>Wide range of non-residential uses; industrial uses as currently permitted. Residential only as part of mixed use development.</p>	<p>Focus on improving function and appearance. Maximum density five (5) dwelling units/acre; minimum lot size 7,500 square feet. Develop gateway overlay provisions.</p>	<ol style="list-style-type: none"> 1. Two existing connectors (HC1 and HC2) zoning districts combined into single GM5 zoning district. 2. Artisan Manufacturing is proposed as new Permitted Use to allow combined small and moderate scale manufacturing with associated retail uses. 3. Minimum lot size for non-residential uses lowered from 20,000 square feet to 7,000 square feet, and minimum lot width from 100 feet to 75 feet to allow greater intensity of development. 4. Maximum building footprint stays the same. 5. Density is increased from five (5) dwelling units/acre to six (6) dwelling units/acre. 6. Neighborhood Protection Standards proposed (Sec. 4.12) to protect existing residential neighborhoods in Growth Residential districts where they adjoin non-residential uses. 7. Stringent landscaping standards are proposed

				(Section 4.6), including obligation to maintain any plantings as part of development review.
Exit 28 Mixed-Use Area MU4, R5, I4 (Areas east and west of Exit 28, directly south of I-295.)	Mix of "business park" and moderate/high density residential development. Natural buffer maintain along residential edges.	Mix of office, light industrial, business services, restaurants, residential as part of mixed use development, community and recreation facilities.	Require master plans for large tracts, mixed use focus; reasonably intensive near Exit. Minimum density 1.5-2 dwelling units/acre, maximum. 5-15 dwelling units/acre; minimum lot size 7,500 square feet; create I-295 natural buffer.	<ol style="list-style-type: none"> 1. Current I4 and MU4 zoning districts combined into proposed GM3 zoning district with continuing emphasis on mixed use in the area. 2. R5 now part of GR4 with maximum density at six (6) dwelling units/acre; GM3 maximum density of ten (10) dwelling units/acre with no minimum density established. 3. Minimum non-residential lot size in all Growth Area Zoning Districts will be 7,000 square feet, a substantial reduction from existing ordinance.
Industrial Areas I1-3 (Industry Road, Church Road, and East Bath Road areas)	Areas for light industrial, office, service and similar uses with improved environmental and visual quality.	Limited range of light industrial, service and office uses, excluding retail, consumer services and residential uses.	Similar to current industrial district standards; maintain and/or enhance gateway corridors (Old Portland Road/Bath Road).	<ol style="list-style-type: none"> 1. Current I2 and 3 zoning districts combined with R-B&TI subdistrict for consistency (GI-Growth Industrial) 2. Current I1 becomes a mixed use area (GM3), consolidated with MU4 and I4. 3. Current industrial district standards are generally maintained. Exception is the reduction in minimum lot area and associated lot dimension standards to allow greater flexibility in these areas.
Farm and Forest Conservation Areas FF1, CR1 & 2	Remain rural; limited development conserves natural and scenic values.	Agriculture and forestry uses and businesses that support them; single and 2-family residential; small scale multi-family residential; low intensity non-residential uses.	1 dwelling unit per 2 acres; open space developments; protect scenic road assets; non-residential development protects natural resources and buffers existing residential uses; protect unfragmented habitat blocks and corridors; protect significant natural resources.	<ol style="list-style-type: none"> 1. Current FF1 and CR1 are combined to form RF (Rural Farm and Forest Zoning District); maximum density proposed at one (1) dwelling unit per two (2) acres. 2. Current CR2 is combined with rural portion of MU1 to form RR (Rural Residential Zoning District); maximum density proposed at 1.5 dwelling units per two (2) acres. 3. Strengthens provisions of proposed Wildlife Protection Overlay (2.3.5), formerly Rural Brunswick Smart Growth Overlay, to better protect unfragmented habitat blocks and corridors. 4. Strengthens provisions of Open Space Development provisions (4.2.5.C) to include increased bonus density of 25% but only if lands suitable for development are being set aside.
Coastal Protection Areas CP1 & 2, FF3	Remain rural; well-managed land use and development protects bays from impacts of storm water & nutrient	Rural and natural resource based uses including ag, forestry and marine; single and 2-family residential; small scale multi-family	1 dwelling unit per 3.5 to 5 acres in existing CP zones; 1 dwelling unit per 2 acres in existing FF3; protect water quality; open space	<ol style="list-style-type: none"> 1. Proposes combining current FF3, CP1 and the northeast corner of CR2 to protect New Meadows watershed to form RP1-Rural Protection 1 Zoning District. 20,000 square feet is proposed as the minimum lot size, a reduction from current 2 acre

	loading; encourage natural resource-based uses. Maintain public access to water.	residential away from water; low intensity non-residential uses.	developments; protect unfragmented habitat blocks and corridors; protect significant natural resources; protect coastal bays.	<p>min in FF 3. Current FF3 and CR2 maximum density is proposed to change from current one (1) dwelling unit/two (2) acres to one (1) dwelling unit/four (4) acres in FF3 and CR2.</p> <p>2. Strengthens provisions of Wildlife Protection Overlay (2.3.5), formerly Rural Brunswick Smart Growth Overlay, to better protect unfragmented habitat blocks and corridors.</p> <p>3. Strengthens provisions of Open Space Development provisions (4.2.5.C) to include increase bonus density from 15% to 25%, but only if lands suitable for development are being set aside.</p>
Route 1 Mixed Use Area MU5	Remain rural; gateway to Brunswick with wooded road corridor and range of small, low intensity residential and non-residential uses.	Rural and natural resource based uses including ag, forestry; single and 2-family residential; small scale multi-family residential; wide range of low intensity non-residential uses.	One (1) dwelling units/two (2) acres; 10,000 square foot maximum building footprint; maintain rural character with wooded buffer along Route 1; minimize impact of non-residential development on residential uses; protect unfragmented wildlife habitats and corridors; protect significant resources.	<p>1. Maintains one (1) dwelling unit/two (2) acres and 10,000 square foot maximum building footprint standards.</p> <p>2. Strengthens provisions of Wildlife Protection Overlay (Subsection 2.3.5), formerly Rural Brunswick Smart Growth Overlay, to better protect unfragmented habitat blocks and corridors.</p> <p>3. Strengthens provisions of Open Space Development provisions (Subsection 4.2.5.C) to include increased bonus density of 25%, but only if lands suitable for development are being set aside.</p>