

Brunswick Zoning District Comparisons - Dimensional Standards
Existing Zoning Ordinance Compared with 2nd Public Draft

NOTE: If any discrepancies below with Draft Ordinance, Draft Ordinance takes precedent.

Changes from Existing Draft in Yellow 6/6/16 draft

Table of Contents

<u>Existing District</u>	<u>Proposed District</u>	<u>Page</u>
R 1	GR 2	1
R 2	GR 3	2
R 3	GR 4	3
R 4	GR 4	4
R 5	GR 4	5
R 6	GR 4	6
R 7	GR 5	7
R 8	GR 10	8
TR 1	GR 6	9
TR 2	GR 7	10
TR 3	GR 8	11
TR 4	GR 8	12
TR 5	GR 9	13
TC 1	GM 6	14
TC 2	GM 6	15
TC 3	GM 6	16
CU 1	GC 1	17
CU 2	GC 1	18
CU 3	GC 1	19
CU 4	GC 3	20
CU 5	GC 2	21
CU 6	GC 2	22
CU 7	GC 3	23
CU/TC	GC 4	24
MU 1 (portion)	GM 4	25
MU 2	GM 1	26
MU 3	GM 2	27
MU 4	GM 3	28
MU 6	GM 2	29
HC 1	GM 5	30
HC 2	GM 5	31
I 1	GM 3	32
I 2	G I	33
I 3	G I	34
I 4	GM 3	35
CC	GM 4	36
MU Overlay	GM 8	37
R CMU	GM 7	38
R AR	G A	39
R B&TI	G I	40
R R&OS	G O	41
BCN	G N	42
R R	GR 1	43
B CN	R N	44
FF 1	R F	45
FF 3	RP 1	46
CR 1	R F	47
CR 2	R R	48
CP 1	RP 1	49
CP 2	RP 2	50
MU 1 (portion)	GM 4	51
MU 5	R M	52

R 1 Zone Comparison (Proposed GR 2)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer (dwelling units per acre of net site area)	4	3	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	3	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width) [8]	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	15 [8]	15	[8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	30	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

R 2 Zone Comparison (Proposed GR 3)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square 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)	6	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	1 unit per 20,000 sq ft	1 unit per 30,000 sq ft	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	[8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

R 3 Zone Comparison (Proposed GR 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square 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)	6	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	na	1 unit per 30,000 sq ft	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)[8]	20	20	[8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5 [16][17]	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[16] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute an assisted/congregate living facility with a Conditional use Permit approved in accordance with sec 5.2.2. [17] Proposed Ord: 10,000 sq ft for multifamily dwellings

R 4 Zone Comparison (Proposed GR 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square 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)	6	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	1 unit per 30,000 sq ft	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)[8]	20	20	8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5 [16][17]	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 Facil may exceed 5,000 sq ft max provided no bldg footprint exceeds 30,000 sq ‘	[16] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute an assisted/congregate living facility with a Conditional use Permit approved in accordance with sec 5.2.2 [17] Proposed Ord: 10,000 sq ft for multifamily dwellings

R 5 Zone Comparison (Proposed GR 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square 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)	6	5	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	5	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5 [16][17]	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[16] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute an assisted/congregate living facility with a Conditional use Permit approved in accordance with 5.2.2 [17] Proposed Ord: 10,000 sq ft for multifamily dwellings

R 6 Zone Comparison (Proposed GR 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	12	
Non-residential lot area, min (1,000 square feet)	7	12	
Density, max. using public sewer(dwelling units per acre of net site area)	6	8	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	8	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	10	
Impervious surface coverage, max. (% of lot area)	35	45	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5 [16][17]	5 Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint	[16] Proposed Ord: May be increased to up to 30,000 sq ft for single family dwellings that constitute an assisted/congregate living facility with a Conditional use Permit approved in accordance with sec 5.2.2 [17] Proposed Ord: 10,000 sq ft for multifamily dwellings

R 7 Zone Comparison (Proposed GR 5)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	7	7	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	7	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8]	15	8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	30	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5 [17]	5*	* Current Ord: Structures of 3 or more du shall not exceed 10,000 sq ft in building footprint [17] Proposed Ord: 10,000 sq ft for multifamily dwellings

R 8 Zone Comparison (Proposed GR 10)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	4	3	
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	n/a	3	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	0		
Front setback, min. (feet)	15 [8]	15	8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	30	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

TR 1 Zone Comparison (Proposed GR 6)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	7.5	
Non-residential lot area, min. (1,000 square feet)	7	7.5	
Density, max. using public sewer(dwelling units per acre of net site area)	10	10	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8]	15	[8] Proposed Ordinance: Front setback averaging applies. See 4.2.5.B(4)
Build-to Zone (feet)			
Rear setback, min. (feet)	15	15	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	7.5	7.5	

TR 2 Zone Comparison (Proposed GR 7)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min. (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5	4	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

TR 3 Zone Comparison (Proposed GR 8)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	6	5	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

TR 4 Zone Comparison (Proposed GR 8)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	6	5	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

TR 5 Zone Comparison (Proposed GR 9)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	6	5	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	20 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	35	35	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

TC 1 Zone Comparison (Proposed GM6)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ord	Notes
Residential lot area, min. (1,000 square feet)	0	n/a	
Non-residential lot area, min. (1,000 square feet)	7	n/a	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	n/a	
Lot width, min. (feet)	n/a	n/a	
Building frontage, min. (% of lot width)	75[6]	n/a	[6] Proposed Ord: Applicable only to the first floor of bldgs along Maine St.
Building frontage, max. (% of lot width)	100	n/a	
Front setback, min. (feet)	0 [8]	n/a	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)	0-5 [8][10]	n/a	[8] See note [8] above [10] Proposed Ord: Applicable only to the first floor of bldgs. along Maine St. For all other bldgs in the GM 6 District, the build-to zone shall be determined by the range of front setbacks of principal bldgs on the nearest occupied lots on either side on the same block face
Rear setback, min. (feet)	0	n/a	
Side setback, min. (feet)	0	n/a	
Impervious surface coverage, max. (% of lot area)	100	100	
Building height, min. (feet)	24 [13]		[13] Minimum height is triggered if floor area is being increased by 50%, & must be met at front lot line
Building height, max. (feet) [14]	40	40	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	30	

TC 2 Zone Comparison (Proposed GM6)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	n/a	
Non-residential lot area, min (1,000 square feet)	7	n/a	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	n/a	
Lot width, min. (feet)	0	n/a	
Building frontage, min. (% of lot width)	75 [6]	n/a	[6] Proposed Ord: Applicable only to the first floor of bldgs along Maine St. Does not apply to buildings on Park Row.
Building frontage, max. (% of lot width)	100	n/a	
Front setback, min. (feet) [8]	0	n/a	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)	0-5 [8][10]	n/a	[8] See note [8] above [10] Proposed Ord: Applicable only to the first floor of bldgs. along Maine St. For all other bldgs in the GM 6 District, the build-to zone shall be determined by the range of front setbacks of principal bldgs on the nearest occupied lots on either side on the same block face
Rear setback, min. (feet)	0	n/a	
Side setback, min. (feet)	0	n/a	
Impervious surface coverage, max. (% of lot area)	100	90	
Building height, min. (feet)	24 [13]		[13] Minimum height is triggered if floor area is being increased by 50%, & must be met at front lot line
Building height, max. (feet) [14]	40 [15]	60	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [15] Proposed Ord: Except that lands north of US Highway 1 shall have a max building height of 60'
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

TC 3 Zone Comparison (Proposed GM 6)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min. (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	n/a	5	
Lot width, min. (feet)	0 [12]	65	[12] Except that parcels fronting Park Row with front setback shall be consistent with the established average front setback (see 4.2.5.B(4)), shall have min side & rear setbacks of 15' in width; a minimum lot width of 60'; a max footprint of 7,500 sq ' & a max impervious lot coverage of 45%.
Building frontage, min. (% of lot width)	75 [6]		[6] Proposed Ord: Applicable only to the first floor of bldgs along Maine St. Doesn't apply to buildings on Park Row.
Building frontage, max. (% of lot width)	100 [7]		[7] Proposed Ord: Does not apply to buildings on Park Row
Front setback, min. (feet)	0 [8][12]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4). [12] See note [12] above
Build-to Zone (feet)	0-5 [8][10]		[8] See note [8] above [10] Proposed Ord: Applicable only to the first floor of bldgs. along Maine St. For all other bldgs in the GM 6 District, the build-to zone shall be determined by the range of front setbacks of principal bldgs on the nearest occupied lots on either side on the same block face
Rear setback, min. (feet)	0 [12]	15	[12] see note [12] above
Side setback, min. (feet)	0 [12]	15	[12] see note [12] above
Impervious surface coverage, max. (% of lot area)	100 [12]	45	[12] see note [12] above
Building height, min. (feet)	24 [13]		[13] Minimum height is triggered if floor area is being increased by 50%, and must be met at front lot line
Building height, max. (feet) [14]	40	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a [12]	4.5	[12] see note [12] above

CU 1 Zone Comparison (Proposed GC 1)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min. (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	12	12	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8][19]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4). [19] See 4.2.5.B (4)(d) for addtl setback requiremt
Build-to Zone (feet)			
Rear setback, min. (feet)	15 [19]	15	[19] see note [19] above
Side setback, min. (feet)	15 [19]	15	[19] see note [19] above
Impervious surface coverage, max. (% of lot area)	60	60	
Building height, min. (feet)			
Building height, max. (feet) [14]	70 [20]		[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] See 4.2.5.B (7) for addtl height requirements
Building height max within 200 feet of District Boundary as permitted in sec 204.3		70	
Building height max within 200 feet of District Boundary		70	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

CU 2 Zone Comparison (Proposed GC 1)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area) ¹	12	10	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	0		
Front setback, min. (feet)	15[8][19]*	15*	Both Current & Prop Ord: Tree cutting prohibited within 125' of Boundaries A & B. See 4.5.2.B. * Both Current & Prop Ord: No new structure may be constructed w/in 125' from Boundaries A & B, 80' from Bound C, & 50' from Bound D. [8] Prop Ord: Front setback averaging applies. See 4.2.5.B(4) [19] See 4.2.5.B(4)(d) for addtl setback requirements
Build-to Zone (feet)			
Rear setback, min. (feet)	15*[19]	15*	See notes above
Side setback, min. (feet)	15*[19]	15*	See notes above
Impervious surface coverage, max. (% of lot area)	60	50	
Building height, min. (feet)			
Building height, max. (feet) [14]	70 [20]		[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] see 4.2.5B (7) for addtl height requirement
Building height max within 200 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		55	
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

Current Ordinance also disallows construction of new roadways or driveways for motor vehicles that connect to Meadowbrook Rd, Whittier St, Brackan Rd, Atwood Lane, Bowdoin St or Berry St. New Ordinance does the same.

CU 3 Zone Comparison (Proposed GC 1)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	12	10	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	0		
Front setback, min. (feet)	15 [8]	15[A]	[A] Min setback from Park Row & Longfellow Ave are 15'. All others are 25' [8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15 [19]	15[A]	See [A] above. [19] See 4.2.5B(4)d for additional setback requirements
Side setback, min. (feet)	15 [19]	15[A]	See [A] above. See note [19] above
Impervious surface coverage, max. (% of lot area)	60	50	
Building height, min. (feet)			
Building height, max. (feet) [14]	70 4.2.5.B (7): For GC1 Dist, structures with 35' of a residential lot boundary with an existing 1 or 2-family dwelling located within the GR 5 Dist shall be limited to a height of 55'. Building height may be increased 5' for every additional 10' of set-back up to a max height of 70'		Current Ord: Height may be increased by an additional 5' for every 10 addtl ft of setback from any non-college owned residential property line, up to a max of 55' [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building height max within 200 feet of District Boundary as permitted in sec 204.3		45	
Building height max within 200 feet of District Boundary		45	
Building footprint per structure, max. (1,000 square feet)	n/a	10	

CU 4 Zone Comparison (Proposed GC 3)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5 [5]	5	[5] Proposed Ord: Except that parcels betw South St & Longfellow Ave shall be limited to 10 du/ac
Density, max. using subsurface wastewater system (dwelling units per acre of net site area)	5	10	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	30	
Building height, min. (feet)	0	0	
Building height, max. (feet) [14]	35[20]		[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] Proposed Ord: See 4.2.5.B (7) for additional height restrictions
Building height max within 200 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		35	
Building footprint per structure, max. (1,000 square feet)	5 [17]	5	[17] Proposed Ord: 10,000 sf allowed for multifamily dwellings

CU 5 Zone Comparison (Proposed GC 2)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	
Non-residential lot area, min (1,000 square feet)	7	20	
Density, max. using public sewer(dwelling units per acre of net site area)	24 [4]	24*	[4] 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. Not carried into proposed Ord.
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	0		
Front setback, min. (feet)	15 [8]	25' except for min setbacks from Park Row and Longfellow Ave. are 15'	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15 [19]	25	[19] See 4.2.5.B(4)(d): A minimum rear & side setback of 25' shall be provided for lots located within ... GC2 ... & fronting on Park Row or Longfellow Ave.
Side setback, min. (feet)	15 [19]	25	[19] See note above
Impervious surface coverage, max. (% of lot area)	50	40	
Building height, min. (feet)			
Building height, max. (feet) [14]	45 [20]		[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] See 4.2.5.B(7) for additional height requirements
Building height max within 200 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		35	
Building footprint per structure, max. (1,000 square feet)	8.5	8.5	

Current and Proposed Ordinances also disallow construction of new roadways or driveways for motor vehicles that connect to Meadowbrook Rd, Whittier St, Brackan Rd, Atwood Lane, Bowdoin St or Berry St.

CU 6 Zone Comparison (Proposed GC 2)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	24 [4]	8	[4] Proposed Ord: Except that lands north of Bath Rd shall be limited to 8 du/ac
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15 [19]	20	[19] See 4.2.5.B(4)(d) for additional setback requirements
Side setback, min. (feet)	15 [19]	15	[19] See note above
Impervious surface coverage, max. (% of lot area)	50	35	
Building height, min. (feet)			
Building height, max.(feet) [14]	45 [20]		[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] See 4.2.5.B(7) for additional height requirements
Building height max within 200 feet of District Boundary as permitted in sec 204.3		35	
Building height max within 200 feet of District Boundary		35	
Building footprint per structure, max. (1,000 square feet)	8.5	5	

CU 7 Zone Comparison (Proposed GC 3)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	5[5]	10	[5] Proposed Ord: Except that parcels betw South St & Longfellow Ave shall be limited to 10 du/ac
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	0		
Front setback, min. (feet)	15 [8]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15	15	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (feet)			
Building height, max. (feet) [14]	35[20]		[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] Proposed Ord: See 4.2.5.B (7) for additional height restrictions
Building height max within 200 feet of District Boundary as permitted in sec 204.3		40	
Building height max within 200 feet of District Boundary		n/a	
Building footprint per structure, max. (1,000 square feet)	5 [17]	20	[17] Proposed Ord: 10,000 sf allowed for multifamily dwellings and 20,000 sq ft for the Bowdoin College Edwards Center for Art & Dance Building

CU / TC Zone Comparison (Proposed GC 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	4	
Non-residential lot area, min. (1,000 square feet)	7	4	
Density, max. using public sewer(dwelling units per acre of net site area)	24	24	
Lot width, min. (feet)	40	40	
Building frontage, min. (% of lot width)	0	n/a	
Building frontage, max. (% of lot width)	n/a	n/a	
Front setback, min. (feet)	10 [8]	10	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)	n/a	n/a	
Rear setback, min. (feet)	10	10[A]	[A] Current Ord: Where CU/TC District boundary abuts a residential zoning district, the min rear or side setback for the abutting property line shall be no less that that required by the abutting residential zoning district standards.
Side setback, min. (feet)	10	10[A]	See Note A above
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (feet)	n/a	n/a	
Building height, max. (feet) [14]	70 [20]	70	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7. [20] Proposed Ord: See 4.2.5.B (7) for additional height restrictions
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

MU 1 Zone Comparison (Proposed GM 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	1.5 acres	
Non-residential lot area, min (1,000 square feet)	7	1.5 acres	
Density, max. using public sewer(dwelling units per acre of net site area)	15	1 du per 1.5 acres	
Lot width, min. (feet)	60	150	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	0 [8]	25	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)	[9]	n/a	[9] Proposed Ord: See CC Design Standards for max front setbacks applicable along Bath Rd, Gurnet Rd, proposed Perimeter Rd, Thomas Pt Rd, & all public & private connector roads
Rear setback, min. (feet)	15	30	
Side setback, min. (feet)	0	30	
Impervious surface coverage, max. (% of lot area)	80 (11)	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. (feet)			
Building height, max. (feet) [14]	60	40	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	50 [18]	10	[18] Proposed Ord: 300,000 sq ft. See 4.2.5B(9)a. and b.

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

MU 2 Zone Comparison (Proposed GM 1)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min. (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area)	6	4.5	
Lot width, min. (feet)	60	60	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	20 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	75	75	
Building height, min. (feet)			
Building height, max. (feet) [14]	40	40	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	20	20	

MU 3 Zone Comparison (Proposed GM 2)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min. (1,000 square feet)	7	10	
Density, max. using public sewer(dwelling units per acre of net site area) ²	10	7	
Lot width, min. (feet)	65	65	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	15 [8]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	45	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

MU 4 Zone Comparison (Proposed GM 3)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	40	
Non-residential lot area, min (1,000 square feet)	7	40	
Density, max. using public sewer(dwelling units per acre of net site area) ³	10	10	
Lot width, min. (feet)	75	200	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	30 [8]	30	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	30	30	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	60	50	
Building height, min. (feet)	0		
Building height, max. (feet) [14]	60	60	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	30	n/a	

MU 6 Zone Comparison (Proposed GM2)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	
Non-residential lot area, min. (1,000 square feet)	7	20	
Density, max. using public sewer(dwelling units per acre of net site area) ⁴	10	10	
Lot width, min. (feet)	65	200	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	15 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	50	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (feet)			
Building height, max. (feet) [14]	35	35	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	5	5	

HC 1 Zone Comparison (Proposed GM5)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	
Non-residential lot area, min (1,000 square feet)	7	20	
Density, max. using public sewer(dwelling units per acre of net site area) ⁵	6	5	
Lot width, min. (feet)	75	100 (only if compatible with Sec. 513)	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15	15	
Side setback, min. (feet)	20	20	
Impervious surface coverage, max. (% of lot area)	70	70	
Building height, min. (feet)			
Building height, max. (feet) [14]	45	45	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	20	20	

HC 2 Zone Comparison (Proposed GM5)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	
Non-residential lot area, min. (1,000 square feet)	7	20	
Density, max. using public sewer(dwelling units per acre of net site area) ⁶	6	5	
Lot width, min. (feet)	75	100, only if compatible with Sec. 513	
Building frontage, min. (% of lot width)			
Building frontage, max. (% of lot width)			
Front setback, min. (feet)	15 [8]	15	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	15	15	
Side setback, min. (feet)	20	20	
Impervious surface coverage, max. (% of lot area)	70	70	
Building height, min. (feet)			
Building height, max. (feet) [14]	45	45	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	20	20	

I 1 Zone Comparison (Proposed GM 3)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	80	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft
Non-residential lot area, min. (1,000 square feet)	7	80	Current Ord: See note above
Density, max. using public sewer(dwelling units per acre of net site area) ⁷	10	12	
Lot width, min. (feet)	75	200	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	30 [8]	50*	*Current Ord: Where a lot in the I1 District abuts a lot in the TR 2 District, all structures in the I1 District shall be set back 100' from the lot line abutting the TR2 Dist. [8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	30	50*	See * note above
Side setback, min. (feet)	15	50*	See * note above
Impervious surface coverage, max. (% of lot area)	60	80	
Building height, min. (feet)			
Building height, max. (feet) [14]	60	40	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	30 [21]	n/a	[21] No building footprint restrictions for properties located South of Rt. 1 along Cressey Rd and Columbia Drive

I 2 Zone Comparison (Proposed GM 7)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft
Non-residential lot area, min (1,000 square feet)	7	20	Current Ord: See note above
Density, max. using public sewer(dwelling units per acre of net site area) ⁸	n/a	n/a	
Lot width, min. (feet)	50	100	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	10 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)	n/a		
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	80	80	
Building height, min. (feet)	n/a		
Building height, max. (feet) [14]	60	60	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

I 3 Zone Comparison (Proposed GI)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft
Non-residential lot area, min. (1,000 square feet)	7	20	Current Ord: See note above
Density, max. using public sewer(dwelling units per acre of net site area) ⁹	n/a	12	
Lot width, min. (feet)	50	100	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	10 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	80	80	
Building height, min. (feet)	0		
Building height, max. (feet) [14]	60	60	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

I 4 Zone Comparison (Proposed GM 3)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	20	Current Ord: Min Lot area for the placement of small scale wireless communication towers may be reduced to no less than 10,000 sq ft
Non-residential lot area, min. (1,000 square feet)	7	20	Current Ord: See note above
Density, max. using public sewer(dwelling units per acre of net site area) ¹⁰	10	12	
Lot width, min. (feet)	75	100	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	30 [8]	20	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	30	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	60	60	
Building height, min. (feet)			
Building height, max. (feet) [14]	60	50	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	30	30 for uses where primary use is retail; n/a for all other uses	

CC Zone Comparison (Proposed GM 4)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
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) ¹¹	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]		[9] Proposed Ord: See CC Design Standards for max front setbacks applicable along Bath Rd, Gurnet Rd, proposed Perimeter Rd, Thomas Pt Rd, and all public and private connector roads
Rear setback, min. (feet)	15	15	
Side setback, min. (feet)	0	0	
Impervious surface coverage, max. (% of lot area)	80 (11)	80	[11] Proposed Ord: Limited to 50%. Impervious coverage and max bldg. footprint of 20,000 sq ft north of Rt. 1
Building height, min. (feet)	0		
Building height, max. (feet) [14]	60	40	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	50 [18]	50 unless the project meets the requirements of 205.2, note 1	[18] Proposed Ord: 300,000 sq ft. See 4.2.5B(9)a. and b.

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

Medical Use Overlay Zone Comparison (Proposed GM 8)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	30	[A]See sec 212.3 for additional standards in current ordinance
Non-residential lot area, min. (1,000 square feet)	7	30	
Density, max. using public sewer(dwelling units per acre of net site area) ¹²	6	50%	
Lot width, min. (feet)	75	150	
Building frontage, min. (% of lot width)	0		
Building frontage, max. (% of lot width)	n/a		
Front setback, min. (feet)	20 [8]	30	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Build-to Zone (feet)			
Rear setback, min. (feet)	30	30	
Side setback, min. (feet)	30	30	
Impervious surface coverage, max. (% of lot area)	50	50	
Building height, min. (feet)			
Building height, max. (feet) ^[14]	40	40	[14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	7.5	25%	

See sec 212.3 for additional standards in current ordinance re: landscaping and buffering

R CMU Zone Comparison (Proposed GM 7)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	n/a	
Non-residential lot area, min. (1,000 square feet)	7	n/a	
Density, max. (dwelling units per acre of net site area) ¹³	24	24	
Lot width, min. (feet)	n/a	n/a	
Building frontage, min. (% of lot width)	0	80	
Building frontage, max. (% of lot width)	n/a	100	
Front setback, min. (feet)	0 [8]	0	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Front setback, Max (feet)	n/a	5	
Build-to Zone (feet)	n/a		
Rear setback, min. (feet)	0	0	
Side setback, min. (feet)	0	0	
Impervious surface coverage, max. (% of lot area)	100	100	
Building height, min. (feet)	24	2/ 24	
Building height, max. (feet) ^{[A] [14]}	50	4/ 50	[A] Current Ord: unless restricted to lower by airport operational limits [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	20	

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

R AR Zone Comparison (Proposed G A)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	n/a	
Non-residential lot area, min. (1,000 square feet)	7	n/a	
Density, max. (dwelling units per acre of net site area) ¹⁴	n/a	n/a	
Lot width, min. (feet)	50	50	
Building frontage, min. (% of lot width)	0	n/a	
Building frontage, max. (% of lot width)	n/a	n/a	
Front setback, min. (feet)	0 [8]	0	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Front setback, Max (feet)		none	
Build-to Zone (feet)	n/a		
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	80	80	
Building height, min. (feet)	n/a	n/a	
Building height, max. (feet)	100 [14]	100 [A]	[A] Current Ord: unless restricted to lower by airport operational limits [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

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

R B&TI Zone Comparison (Proposed G I)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	10	
Non-residential lot area, min. (1,000 square feet)	7	10	
Density, max. (dwelling units per acre of net site area) ¹⁵	n/a	n/a	
Lot width, min. (feet)	50	50	
Building frontage, min. (% of lot width)	n/a	none	
Building frontage, max. (% of lot width)	n/a	none	
Front setback, min. (feet)	10 [8]	10	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Front setback, Max (feet)		none	
Build-to Zone (feet)	n/a		
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	15	15	
Impervious surface coverage, max. (% of lot area)	80	80	
Building height, min. (feet)	n/a	n/a	
Building height, max. (feet)	60 [14]	60 [A]	[A] Current Ord: unless restricted to lower by airport operational limits [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

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

R R&OS Zone Comparison (Proposed G O)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	0	
Non-residential lot area, min. (1,000 square feet)	7	n/a	
Density, max. (dwelling units per acre of net site area) ¹⁶	n/a	n/a	
Lot width, min. (feet)	0	0	
Building frontage, min. (% of lot width)	0	0	
Building frontage, max. (% of lot width)	n/a	0	
Front setback, min. (feet)	0 [8]	0	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Front setback, Max (feet)		0	
Build-to Zone (feet)	n/a		
Rear setback, min. (feet)	20	20	
Side setback, min. (feet)	10	10	
Impervious surface coverage, max. (% of lot area)	10	10	
Building height, min. (feet)	n/a	n/a	
Building height, max. (feet)	35 [14]	35 [A]	[A] Current Ord: unless restricted to lower by airport operational limits. [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	n/a	

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

BCN Zone Comparison (Proposed G N)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	Project disturbance must be less than 2,500 sq ft	Project disturbance must be less than 2,500 sq ft	
Non-residential lot area, min (1,000 square feet)	7	Project disturbance must be less than 2,500 sq ft	
Density, max. (dwelling units per acre of net site area)	All bldgs., structures and improvements must be located to minimize their impact on natural environment and impervious surface	[B] All bldgs., structures and improvements must be located to minimize their impact on natural environment and impervious surface	
Lot width, min. (feet)	n/a	See note [B] above	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Building frontage, min. (% of lot width)	n/a	See note [B] above	
Building frontage, max. (% of lot width)	n/a	See note [B] above	
Front setback, min. (feet)	n/a	See note [B] above	
Front setback, Max (feet)	n/a	See note [B] above	
Build-to Zone (feet)	n/a	See note [B] above	
Rear setback, min. (feet)	n/a	See note [B] above	
Side setback, min. (feet)	n/a	See note [B] above	
Impervious surface coverage, max. (% of lot area)	[2]	See note [B] above	[2] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured at time of Ordinance adoption
Building height, min. (feet)	n/a	See note [B] above	
Building height, max. (feet) ^{[A][14]}	n/a	See note [B] above	[A] Current Ord: unless restricted to lower by airport operational limits [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See Sec. 2.3.7.
Building footprint per structure, max. (1,000 square feet)	n/a	See note [B] above	

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

R R Zone Comparison (Proposed GR 1)

Dimensional Standards for Growth Area

Dimensional Standard	Proposed Ordinance	Existing Ordinance	Notes
Residential lot area, min. (1,000 square feet)	0	4	
Non-residential lot area, min. (1,000 square feet)	7	4	
Density, max. (dwelling units per acre of net site area) ¹⁷	8	8	
Lot width, min. (feet)	40	40	
Building frontage, min. (% of lot width)	80	50	
Building frontage, max. (% of lot width)	100	80	
Front setback, min. (feet)	0 [8]	10	[8] Prop Ord: Front setback averaging applies. See Sec 4.2.5.B(4).
Front setback, Max (feet)	n/a	20	
Build-to Zone (feet)	n/a		
Rear setback, min. (feet)	0	15	
Side setback, min. (feet)	0	10	
Impervious surface coverage, max. (% of lot area)	45	50	
Building height, min. (feet)	24	2/ 20	
Building height, max. (feet)	50 [14]	3/ 35 [A]	[A] Current Ord: unless restricted to lower by airport operational limits [14] Prop Ord: Unless restricted to a lower height by Flight Path Overlay (FPO) district regs. See 2.3.7.
Building footprint per structure, max. (1,000 square feet)	20	n/a	

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

BCN Zone Comparison (Proposed RN)

Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum lot area	Residential	n/a	Project disturbance must be less than 2,500 sq ft	
	Nonresidential	n/a	[B] All bldgs., structures and improvements must be located to minimize their impact on natural environment and impervious surface	
	Developments subject to Development Review	n/a	See note [B] above	
	Developments not subject to Development Review	n/a	See note [B] above	
Lot width, min. (feet)		n/a	See note [B] above	
Front setback, max. (feet)		n/a	See note [B] above	
Rear setback, min. (feet)		n/a	See note [B] above	
Side setback, min. (feet)		n/a	See note [B] above	
Impervious surface coverage, max. (% of lot area)		[1]	See note [B] above	[1] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured at time of Ordinance adoption
New lawn area for wooded sites (1,000 square feet)		[1]	See note [B] above	[1] See note above
Building height, max. (feet)		n/a	See note [B] above	
Building footprint per structure, max. (1,000 square feet)		n/a	See note [B] above	

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	

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	

CR 1 Zone Comparison (Proposed RF)

Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum lot area	Residential	2 ac	1.5 ac	
	Nonresidential	4 ac	1.5 ac	
Maximum Density	Developments subject to Development Review	1 du per 2ac	1 unit per 1.5 ac	
	Developments not subject to Development Review	1 du per 2ac	1 unit per 1.5 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	20	
Building height, max. (feet)		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

CR 2 Zone Comparison (Proposed RR)

Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum lot area	Residential	1.5 ac	1.5 ac	
	Nonresidential	1.5 ac	1.5 ac	
Maximum Density	Developments subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	
	Developments not subject to Development Review	1 du per 1.5 ac	1 du per 1.5 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	20	
Building height, max. (feet)		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

Note that the Proposed Ordinance makes a change to the boundary of CR2 and recommends that an area on Old Bath Road in the Growth Area become part of GR 4.

CP 1 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]	20,000 s.f.	[2] Prop Ord: See 4.2.5 for additional requirements
	Nonresidential	4 ac [2]	4 acres	See Note [2] above
Maximum Density	Developments subject to Development Review	1 du per 4 ac	1 du per 4 ac	
	Developments not subject to Development Review	1 du per 5 ac	1 du per 5 ac	
Lot width, min. (feet)		125	125	
Front setback, max. (feet)		30	30	
Rear setback, min. (feet)		30	30	
Side setback, min. (feet)		25	25	
Impervious surface coverage, max. (% of lot area)		Lesser of 35% or 10,890 sf	10,890 sq.ft. or 35%, whichever is less	
New lawn area for wooded sites (1,000 square feet), max		20	20	
Building height, max. (feet) ^[3]		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

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

CP 2 Zone Comparison (Proposed RP 2)

Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum lot area	Residential	20,000 sf [2]	20,000 sf	[2] Prop Ord: See 4.2.5 for additional requirements
	Nonresidential	4 acres [2]	4 acres	[2] See note 2 above
Maximum Density	Developments subject to Development Review	1 du per 4 ac	1 du per 3.5 ac	
	Developments not subject to Development Review	1 du per 5 ac	1 du per 3.5 ac	
Lot width, min. (feet)		125	125	
Front setback, max. (feet)		30	30	
Rear setback, min. (feet)		30	30	
Side setback, min. (feet)		25	25	
Impervious surface coverage, max. (% of lot area)		Lesser of 40% or 21,780 sf	Lesser of 40% or 21,780 sf	
New lawn area for wooded sites (1,000 square feet), max.		20	20	
Building height, max. (feet) ^[3]		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

Existing Ord: see secs 209.3 and 305 for additional dimensional standards

Anna and Don: where are these in new Ord??

MU 1 Zone Comparison (Proposed RR)

Dimensional Standards for Rural Area

Dimensional Standard		Proposed Ordinance	Existing Ordinance	Notes
Minimum lot area	Residential	1.5 ac	1.5 ac	
	Nonresidential	1.5 ac	1.5 ac	
Maximum Density	Developments subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	
	Developments not subject to Development Review	1 du per 1.5 ac	1 du per 1.5 ac	
Lot width, min. (feet)		150	150	
Front setback, max. (feet)		25	25	
Rear setback, min. (feet)		30	30	
Side setback, min. (feet)		30	25	
Impervious surface coverage, max. (% of lot area)		20	20	
New lawn area for wooded sites (1,000 square feet), max.		n/a	20	
Building height, max. (feet)		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	

MU 5 Zone Comparison (Proposed R M)

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 [3]	25	[3] Proposed Ord: Wooded buffers fronting Old Portland Rd on effective date of Proposed Ord shall be maintained at a minimum depth of 25' for structures having a footprint less than 5000 sq ft and a min depth of 50' for structures having a footprint over 5000 sq ft, subject only to necessary interruptions for infrastructure, to be finalized during Development Review or building permit approval.
Rear setback, min. (feet)		30	30	
Side setback, min. (feet)		30	30	
Impervious surface coverage, max. (% of lot area)		25	25	
New lawn area for wooded sites (1,000 square feet)				
Building height, max. (feet) ^[3]		40	40	
Building footprint per structure, max. (1,000 square feet)		10	10	