

LD1829 By-Right Density by Lot Size (in Growth Areas with Public Water and Sewer)

Lot Size		Density (not exceeding 1,250 square feet of lot area per dwelling unit for the first 4 dwelling units and 5,000 additional square feet of lot area per dwelling unit for subsequent units.)	
Acres	Square Feet	Units Allowed	Units Per Acre
0.03	1,250	1	34.85
0.06	2,500	2	34.85
0.11	5,000	4	34.85
0.23	10,000	5	21.78
0.34	15,000	6	17.42
0.46	20,000	7	15.25
0.57	25,000	8	13.94
0.69	30,000	9	13.07
0.80	35,000	10	12.45
0.92	40,000	11	11.98
1.03	45,000	12	11.62
1.15	50,000	13	11.33
1.26	55,000	14	11.09
1.38	60,000	15	10.89
1.49	65,000	16	10.72
1.61	70,000	17	10.58
1.72	75,000	18	10.45
1.84	80,000	19	10.35
1.95	85,000	20	10.25
2.07	90,000	21	10.16
2.18	95,000	22	10.09
2.30	100,000	23	10.02
2.41	105,000	24	9.96
2.53	110,000	25	9.90
2.64	115,000	26	9.85
2.75	120,000	27	9.80
2.87	125,000	28	9.76
2.98	130,000	29	9.72
3.10	135,000	30	9.68
3.21	140,000	31	9.65
3.33	145,000	32	9.61
3.44	150,000	33	9.58
3.56	155,000	34	9.56
3.67	160,000	35	9.53
3.79	165,000	36	9.50
3.90	170,000	37	9.48
4.02	175,000	38	9.46
4.13	180,000	39	9.44
4.25	185,000	40	9.42
4.36	190,000	41	9.40
4.48	195,000	42	9.38
4.59	200,000	43	9.37
4.71	205,000	44	9.35
4.82	210,000	45	9.33
4.94	215,000	46	9.32
5.05	220,000	47	9.31
5.17	225,000	48	9.29
5.28	230,000	49	9.28
5.39	235,000	50	9.27
5.51	240,000	51	9.26
5.62	245,000	52	9.25
5.74	250,000	53	9.23
5.85	255,000	54	9.22
5.97	260,000	55	9.21
6.08	265,000	56	9.21
6.20	270,000	57	9.20
6.31	275,000	58	9.19
6.43	280,000	59	9.18
6.54	285,000	60	9.17
6.66	290,000	61	9.16
6.77	295,000	62	9.15
6.89	300,000	63	9.15
7.00	305,000	64	9.14

LD1829 Density Highlights:

-Lots between 0.3 - 5 acres inside growth area with public sewer and water will be allowed: density of ~9 units/acre or greater (by-right).

This is a higher density typically reserved in the GR6, GM2, GM3, GM4, GM7 zoning districts and growth college zones (GC1, GC2, GC4, GC5).

-The median units per acre currently existing in zoning districts (except areas in GR6, GM3, GM6-GM8, GC1-2) is below 9 units/acre. The new legislation in most cases is dramatically higher than the existing neighborhood contexts and the density shift will allow future developments of different character, size, and intensity, in most growth area zones with public utility throughout the town.

-A 1 acre lot will be allowed to have 11.7 units

-Allowing higher density throughout the existing growth area is expected to have budgetary effects on public services provided. The CPUSC is asked to revisit the size of the existing growth area and where higher residential density is compatible.

4.2.3. Growth Area Dimensional and Density Standards

Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts [Unless separate standards approved in Common Development Plan]																												
Stand	Current Zone	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4 ^[1]	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN ^[2]	
	1997 Zoning District	R-R	R1 & 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4 I1, I-4	MU1, CC	HC1 & 2	TC1, 2, 3	,R-CMU	MUOZ	CU1 & 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2,I3 & R-B&TI	R-R&OS	BCN	
Lot area, min. ^[22]		n/a for residential uses; 7,000 sq. ft. for non-residential uses									n/a for residential uses; 7,000 sq. ft. for non-residential uses									n/a for residential uses; 7,000 sq. ft. for non-residential uses								
Density, max. (dwelling units per acre of net site area <i>see definition</i>)		8	4	6 ^[3]	6	7	10	5	6	6	6	10	10	15	6	n/a	24	6	12	24 ^[4]	5 ^[5]	24	10	n/a	n/a	n/a	n/a	
Lot width, min. (feet)		40	65	75	75	65	65	65	65	65	60	65	75	60	75	n/a ^[12]	n/a	75	65	65	65	40	65	50	50	n/a	n/a	
Building frontage, min. (% of lot width)																75 ^[6]										n/a		
Building frontage, max. (% of lot width)																100 ^[7]										n/a		
Front setback, min. (feet) ^[8]		0	15	20	20	15	15	20	20	20	20	15	30	0	15	0 ^[12]	0	20	15 ^[19]	15	15	10	15 ^[19]	0	10	0	n/a	
Build-to Zone (feet) ^[8]													^[9]			0-5 ^[10]										n/a		
Rear setback, min. (feet)		0	20	20	20	20	15	20	20	20	20	20	30	15	15	0 ^[12]	0	30	15 ^[19]	15 ^[19]	15	10	15 ^[19]	20	20	20	n/a	
Side setback, min. (feet)		0	15	15	15	15	15	15	15	15	15	15	15	0	20	0 ^[12]	0	30	15 ^[19]	15 ^[19]	15	10	15 ^[19]	15	15	10	n/a	
Impervious surface coverage, max. (% of lot area)		45	35	35	35	35	50	35	35	35	75	50	60	80 ^[11]	70	100 ^[12]	100	50	60	50	50	50	50	80	80	10	^[2]	
Building height, min. (feet)		24														24 ^[13]	24										n/a	
Building height, max. feet. ^[14]		50	35	35	35	35	35	35	35	35	40	35	60	60	45	40 ^[15]	50	40	70 ^[20]	45	35	70	55	100	60	35	n/a	
Building footprint per structure, max. (1,000 square feet)		20 ^[3]	5	5	5 ^[16, 19]	5 ^[19]	7.5	5	5	5	20	5	30 ^[21]	50 ^[18]	20 ^[23]	n/a ^[12]	n/a	25% of lot size	n/a	8.5	5 ^[17]	n/a	n/a	n/a	n/a	n/a	n/a	

Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts
[Unless separate standards approved in Common Development Plan]

Stand	Current Zone	1997 Zoning District
	GR1	R-R
	GR2 & 10	R1 & 8
	GR3	R2
	GR4	R3, 4, 5, 6
	GR5	R7
	GR6	TR1
	GR7	TR2
	GR8	TR3 & 4
	GR9	TR5
	GM1	MU2
	GM2	MU3 & 6
	GM3	MU4 I1, I-4
	GM4 ^[1]	MU1, CC
	GM5	HC1 & 2
	GM6	TC1, 2, 3
	GM7	, R-CMU
	GM8	MUOZ
	GC1	CU1 & 3
	GC2	CU5 & 6
	GC3	CU4 & 7
	GC4	CU/TC
	GC5	CU2
	GA	R-AR
	GI	I2, I3 & R-B&TI
	GO	R-R&OS
	GN ^[2]	BCN

NOTES:

- [1] All new, enlarged, or redeveloped buildings and additions in the GM4 District subject to Development Review shall also be consistent with the Cook's Corner Design Standards, unless such design standards are waived in accordance with Subsection 5.2.9.0 (Waiver Provisions).
- [2] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured as of the effective date of this Ordinance.
- [3] 1 du per 20,000 sf of net site area for developments using subsurface wastewater disposal systems.
- [4] Except that lands north of Bath Road shall be limited to 8 du/ac.
- [5] Except that parcel between South Street and Longfellow Avenue shall be limited to 10 du/ac.
- [6] Applicable only to the first floor of buildings along Maine Street. Does not apply to buildings on Park Row.
- [7] Does not apply to buildings on Park Row.
- [8] Front setback averaging applies; See Subsection 4.2.5.B(4)
- [9] See Cook's Corner Design Standards for maximum front setbacks applicable along Bath Rd., Gurnet Rd., proposed Perimeter Rd, Thomas Point Rd., and all public and private connector roads.
- [10] Applicable only to the first floor of buildings along Maine Street. For all other buildings in the GM6 District, the build-to zone is determined by the range of front setback of principal buildings on the nearest occupied lots on either side on the same block face. Does not apply to buildings on Park Row.
- [11] Limited to 50% impervious coverage and maximum building footprint of 20,000 sq. ft. north of Route 1.
- [12] Except that parcels fronting onto Park Row front setbacks shall be consistent with the established average front setback (see subsection 4.2.5.B (4)), shall have minimum side and rear setbacks of 15 feet in width; a minimum lot width of 60 feet; a maximum footprint of 7, 500 square feet and a maximum impervious coverage of 45%;
- [13] Minimum height is triggered if floor area is being increased by 50%, and must be met at front lot line.
- [14] Unless restricted to a lower height by Flight Path Overlay (FO) District regulations (see Subsection 2.3.7).
- [15] Except that lands north of U.S. Highway 1 shall have a maximum building height of 60 ft.
- [16] May be increased to up to 30,000 square feet for a community living facility as defined by 30-A M.R.S. § 4357-A, , as amended, with a Conditional Use Permit approved in accordance with Subsection 5.2.2 (Conditional Permits).
- [17] 10,000 square feet for multifamily dwellings, and 20,000 square feet for the Bowdoin College Edwards Center for Art and Dance building.
- [18] 300,000 square feet if the structure meets one of the conditions listed in Subection 4.2.5.B(9).
- [19] See Subsection 4.2.5.B(4) for additional setback requirements.
- [20] See Subsection 4.2.5.B.(7) for additional height requirements..
- [21] No building footprint restriction shall apply for properties located south of Route 1, along Cressey Road and Columbus Drive.
- [22] See Subsection 4.2.5.F for minimum dimensional requirements for lots located within the Shoreland Protection Overlay.
- [23] Except that public safety municipal facilities shall have no maximum building footprint per structure.

4.2.4. Rural Area Dimensional and Density Standards

Table 4.2.4: Dimensional and Density Standards Table for Rural Zoning Districts								
Standard		Current Zone 1997 Zoning District	RN ^[1] BCN	RF FF1, CR1	RR CR2, MU1	RP1 CP1, FF3	RP2 CP2, FF3	RM MU5
Minimum Lot Area	Residential ^[5]		n/a	2 ac	1.5 ac	20,000 sf ^[2]	20,000 sf ^[2]	2 ac
	Nonresidential ^[5]					4 ac ^[2]	4 acres ^[2]	
Maximum Density	Developments subject to Development Review		1 du per 2 ac	1 du per 1.5 ac	1 du per 4 ac	1 du per 3.5 ac	1 du per 2 ac	
	Developments not subject to Development Review				1 du per 5 ac			
Lot width, min. (feet)			n/a	150	150	125	125	150
Front setback, min. (feet)			n/a	25	25	30 ^[4]	30 ^[4]	25 ^[3]
Rear setback, min. (feet)			n/a	30	30	30 ^[4]	30 ^[4]	30
Side setback, min. (feet)			n/a	30	30	25 ^[4]	25 ^[4]	30
Impervious surface coverage, max. (% of lot area)			^[1]	20%	20%	Lesser of 35% or 10,890 sf ^[8]	Lesser of 40% or 21,780 sf ^[9]	25%
New lawn area for wooded sites (1,000 square feet)			^[1]			20	20	
Building height, max. (feet)			n/a	40	40	40	40	40
Building footprint per structure, max. (1,000 square feet)			n/a	10	10	10	10	10
NOTES: ac = acre(s) sf = square feet								
[1] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured as of the effective date of this of Ordinance.								
[2] See Subsection 4.2.5.B (10) (Supplementary Dimensional and Density Standards and Exceptions) for additional requirements.								
[3] Wooded buffers fronting Old Portland Road on [effective date of this Ordinance] shall be maintained at a minimum depth of 25 feet for structures having a footprint less than 5000 square feet and a minimum depth of 50 feet for structures having a footprint over 5000 square feet, subject only to necessary interruptions for infrastructure, to be finalized during Development Review or Building Permit approval.								
[4] Additional building setback may be required in accordance with Subsection 4.2.5.B (4) e.								
[5] See subsection 4.2.5.F for minimum dimensional requirements for lots located within the Shoreland Protection Overlay.								
[6] RP1 impervious coverage standard shall apply for those areas along the New Meadows River zoned RP2.								
[7] See subsections 2.3.10 and 5.2.12 and the Town of Brunswick Zoning Map for additional requirements for a Rural Protection Stormwater Management Overlay (RPSMO) permit. (Amended 10/7/19)								
[8] For lots greater than 2.5 acres and up to 10 acres, 10%. Additional acreage between 10 acres and 20 acres, 5%. Additional acreage greater than 20 acres, 2%. (Amended 10/7/19)								
[9] For lots greater than 5 acres and up to 10 acres, 10%. Additional acreage between 10 acres and 20 acres, 5%. Additional acreage greater than 20 acres, 2%. (Amended 10/7/19)								

4.2.5. Supplementary Dimensional and Density Standards and Exceptions

A Calculation of Net Site Area

Net site area is calculated by subtracting from the parcel the full area of land that consists of:

- (1) Land areas of 5,000 or more contiguous square feet with sustained slopes of 25 percent or greater ;
- (2) Any wetland, including but not limited to, coastal, forested and freshwater wetlands;
- (3) Any water body;
- (4) Any existing or proposed public street or private street right-of-way;
- (5) Habitat for species appearing on the official State or Federal lists of endangered or threatened species, where there has been evidence of the occurrence of the species;