



Town of Brunswick  
Attachment 2: Schedule of Bulk Area Requirements

| District | Minimum Lot Size    |              | Minimum Yard Dimensions (feet)       |            |          |                 | Minimum Floor Area for Buildings in square feet and (floor) | Maximum Percentage of Lot Occupancy |                 |                           |
|----------|---------------------|--------------|--------------------------------------|------------|----------|-----------------|-------------------------------------------------------------|-------------------------------------|-----------------|---------------------------|
|          | Area in Square Feet | Width (feet) | Height of Principal Building in Feet | Front Yard | One Side | Total Two Sides | Rear                                                        | Total                               | Private Garages | Other Accessory Buildings |
| A-40     | 40,000              | 180          | 32                                   | 50         | 25       | 50              | 50                                                          | 20%                                 | 20%             | 3%                        |
| R-40     | 40,000              | 180          | 32                                   | 50         | 25       | 50              | 50                                                          | 20%                                 | 20%             | 3%                        |
| R-25     | 25,000              | 120          | 30                                   | 40         | 15       | 40              | 40                                                          | 20%                                 | 20%             | 3%                        |
| R-15     | 15,000              | 100          | 28                                   | 35         | 15       | 30              | 35                                                          | 20%                                 | 20%             | 3%                        |
| R-9      | 9,000               | 60           | 28                                   | 30         | 10       | 20              | 30                                                          | 20%                                 | 20%             | 3%                        |
| B-15     | 15,000              | 75           | 30                                   | 30         | 10       | 30              | 30                                                          | 20%                                 | 20%             | 3%                        |
| BL       | 15,000              | 75           | 30                                   | 30         | 10       | 30              | 30                                                          | 20%                                 | 20%             | 3%                        |
| BL-O     | 40,000              | 180          | 32                                   | 75         | 25       | 50              | 50                                                          | 35%                                 | 35%             | 5%                        |
| H        | 10,000              | 60           | 30                                   | 25         | 10       | 20              | 15                                                          | 35%                                 | 35%             | 5%                        |
| IND-L    | 80,000              | 360          | 50                                   | 100        | 50       | 100             | 50                                                          | 40%                                 | 40%             | 10%                       |
| IND-H    | 80,000              | 360          | 50                                   | 100        | 50       | 100             | 50                                                          | 40%                                 | 40%             | 10%                       |

| District | Permitted Accessory Yard Dimensions (feet) |               |               |
|----------|--------------------------------------------|---------------|---------------|
|          | Front Lot Line                             | Side Lot Line | Rear Lot Line |
| A-40     | 75                                         | 25            | 25            |
| R-40     | 75                                         | 25            | 25            |
| R-25     | 70                                         | 15            | 25            |
| R-15     | 60                                         | 15            | 25            |
| R-9      | 60                                         | 10            | 20            |
| L-15     | 75                                         | 25            | 20            |
| BL       | 75                                         | 25            | 25            |
| L-O      | 75                                         | 25            | 25            |
| H        | 75                                         | 25            | 25            |
| D-L      | 100                                        | 50            | 50            |
| D-H      | 100                                        | 50            | 50            |

## ARTICLE 13: NONCONFORMING BUILDINGS, LOTS AND USES

### § 160-104. Regulations regarding nonconforming buildings, lots and uses.

- A. It shall be the intent of this Chapter to provide for the regulation of such existing uses, lots and structures by specifying the circumstances and conditions under which they may continue.
- B. Continuation. The lawful use of any structure, uses or lots existing at the time of the enactment of this Chapter may be continued although such use does not conform to the provisions of this chapter.
- C. Any building for which a building permit has been issued prior to the enactment or amendment of this Chapter and erection of which is in conformity with the plans submitted prior to the enactment shall be commenced within 90 days after the effective date of such enactment or amendment. If such building does not conform to the provisions of this chapter, it shall be a nonconforming use.
- D. Use of existing nonconforming lots of record. If a lot of record duly existed prior to the adoption of this Zoning Law, or any applicable amendment thereto, fails to meet applicable density, setback, or lot size standards as set forth in this Zoning Law, the lot may be developed with any allowable use listed for the Zoning District in which such nonconforming lot is located provided that:
  - (1) Such lot has sufficient width, depth, and area to undertake the proposed development and will meet at least two-thirds (2/3) of each of the minimum yard setbacks and other dimensional requirements of this Zoning Law provided that the requirements of all other laws or regulations, which may be applicable, are also met. The development of a nonconforming lot of record shall require site plan approval from the Planning Board.
  - (2) Any abutting nonconforming lots which are owned by the same owner or owners, notwithstanding any subsequent conveyance(s), shall be considered as one merged lot for the purpose of this chapter, unless more than one livable structure exists on the merged lot.
- E. Nonconforming structures. Any structure, which lawfully existed on the effective date of this article and fails to meet the bulk regulations as set forth in Schedule B or other applicable requirements of the chapter, shall be considered a legal nonconforming structure.
  - (1) Restoration. If a nonconforming structure is destroyed or damaged by fire, flood, explosion or other casualty, said structure may be restored in the same form and location but without enlargement or extension. Such restoration shall be completed within one year of casualty.
  - (2) Enlarging, extending or altering. No nonconforming structure shall be enlarged, extended or altered except for the following:
    - (a) Such alteration, maintenance and repair work as required to keep said structure in a safe condition.
    - (b) Such alterations or construction which would bring the structure into conformity with the requirements of this chapter.
- F. Nonconforming uses.
  - (1) Nonconforming use of land where no structure is involved. A nonconforming use of land where no structure is involved may be continued, provided that:
    - (a) Enlarging or extending use. Such nonconforming use shall not be enlarged or increased, nor shall it be extended to occupy a greater area of land than occupied by such use at the time of the adoption of this chapter.
    - (b) Reduction in size. The lot on which such nonconforming use is located shall not be reduced in size.



# GREENE STREET

|       |       |       |       |
|-------|-------|-------|-------|
| 70    | (859) | 70    | (869) |
| 60 16 | (858) | 60 60 | (870) |
|       | (857) |       | (871) |
| 60 15 | (856) | 60    | 5     |
|       | (855) | 120   | (873, |
|       | (854) |       | (874, |
|       | (853) |       | (875, |
|       | (852) |       | (876, |