

**INSTRUCTIONS to USE WEBSITE INFORMATION for  
BELFAST CITY COUNCIL  
SEPTEMBER 17, 2014 PUBLIC HEARING 6:00 P.M.  
BELFAST BOATHOUSE at STEAMBOAT LANDING  
AMENDMENTS to CITY CODE of ORDINANCES  
for the INSIDE the BYPASS AREA**

This website includes all information provided to the Belfast City Council for the upcoming September 17 public hearing. The number at the left of the individual file identifies the category to which the information applies. The information includes the following:

**1 Series of Files. Instructions** to use this information provided on the website. We encourage you to read these instructions to help you navigate the information on the website.

**100 Series of files. Introductory Information.** The two files that use the numbers 101 and 102 are introductory information regarding the hearing, including a description of the information in the written notebook provided to City Councilors and available to the public to review at City Hall and at the Belfast Library (file 101), --- which is the same information as provided on this website --- and the public hearing notice for the hearing (file 102).

The public also should be aware that the Council will be using the following process to conduct the public hearing on September 17.

- The City Planner will provide a presentation regarding the proposed Residential 1 zoning district in which he describes the boundaries, uses, dimensional standards and contract rezoning process that applies to this proposed zoning district. At the conclusion of his presentation, the Council will accept public comment on the Residential 1 zone.
- The City Planner will next provide a presentation regarding the proposed Residential 2 and Residential 3 zoning districts, and at the conclusion of his presentation, the Council will accept public comment on both the Residential 2 and Residential 3 zoning district.
- Lastly, the City Planner will provide a presentation on the Downtown Commercial and Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts. At the conclusion of his presentation, the Council will accept public comment on the above zoning districts.

- The Council will then provide one last opportunity for public comment on any of the districts.
- At the conclusion of the above hearings, the Council may choose to act on one or all of the proposed amendments.

**200 Series of Files. Proposed Amendments to Current Ordinances.** All information included in the 200 series of files identifies the proposed amendments to the City Code of Ordinances. The information is grouped together by the topic for specific sections of the proposed amendments, including the following:

- **210 - 216 Zone Boundaries.** These are the maps that identify the proposed boundaries of the 6 proposed zoning districts that will be presented at the hearing. It is noted that the maps are in a pdf file format. You can enlarge the map by clicking on the respective map.
- **220 - 222 Use Table.** This is the proposed Use Table that identifies the uses that will be allowed in the 6 proposed zoning districts and who is responsible for issuing the permit; the code enforcement officer or the Planning Board. Document 222 identifies several footnotes that clarify how a specific use may occur in some areas. The Use Table is a new format for the City Zoning Ordinance.
- **230 - 239 Dimensional Standard Table.** This is the proposed Dimensional Table that identifies the dimensional standards that would apply to the 6 proposed zoning districts. Dimensional standards identify such concerns as minimum lot size, amount of front setback, building height, and such. The Dimensional Table shown in document 231 is a new format for the City Zoning Ordinance. Document 232 includes footnotes that apply to certain dimensional standards identified in the Table. Map 233 identifies the 3 different areas for the building height standard in the Downtown Commercial District, and Maps 234 - 239 (Maps #1 - # 6) are illustrations of how the traditional neighborhood setback patterns identified for the front setback requirement for the Residential 1, Residential 2 and Residential 3 zoning districts would be implemented for individual properties in these zoning districts. We recognize that the setback maps are very difficult to read at the scale provided in this document, but there is no easy way to convey the amount of detail presented on these maps on a letter size document. We strongly encourage readers to use the expand the pdf file provided so you can better focus on your property.

- **250 - 252 Contract Rezoning Amendments.** These three documents identify proposed amendments that affect how contract rezoning would apply to certain properties and zoning districts. Document 250 is a map that generally identifies the location of properties in the Residential 1 and 2 zoning districts which could use the contract rezoning process for certain uses. Document 251 is the specific language for properties in the Residential 1 and 2 zoning districts which could use contract rezoning. Document 252 identifies amendments to the current contract rezoning process and requirements for certain properties in the Waterfront Mixed Use 2 zoning district.

**300 Series of Files. Existing Zoning.** This series of files, 300 to 310, provides the currently adopted language in the City Zoning Ordinance for the areas and zoning districts that will be affected by the proposed amendments that will be considered at this public hearing. The first document, document 300, identifies the names of the districts that will either be eliminated or affected by these proposals, and document 301 is an excerpt of the currently adopted Zoning Map for the City for this area. Files 302 - 310 provide the adopted language for the respective zoning districts identified in document 300. This is background information for the hearing. The Ordinances presented in this series of files will not be discussed in any depth at the public hearing.

**400 Series of Files. Future Land Use Plan.** This series of files, 401 - 407, provides information from the City's adopted Future Land Use Plan that provided policy direction for the zoning ordinance amendments being considered at this public hearing. The Future Land Use Plan was recommended by the Comprehensive Planning Committee and adopted by the City Council. The Future Land Use Plan information is background information for the public hearing and will not be discussed in any depth at the public hearing.