

CITY COUNCIL
SEPTEMBER 17, 2014 PUBLIC HEARING
PROPOSED ORDINANCE AMENDMENTS
ZONING ORDINANCES for the INSIDE the BYPASS AREA

Mayor and City Council

This Notebook includes all information prepared by the Belfast Planning Board in making its recommendations regarding initial amendments to the City Zoning Ordinance that should be considered for adoption to implement recommendations in the adopted Future Land Use Plan for the City of Belfast for the Inside the Bypass area and an additional area near the Bypass. The Council has scheduled the First Reading of these amendments for its meeting of September 2, 2014, and the public hearing and Second Reading for a special Council meeting on Wednesday, September 17, 2014, that will occur at the Boathouse at Steamboat Landing.

This same information will be posted to the City website no later than September 4, and printed copies (this same notebook) will be available for public inspection at the City Clerk's office, the Code and Planning Department, and the Belfast Free Library.

The Planning Board devoted many meetings and work sessions to its effort to prepare the Ordinance amendments it is now presenting to the Council. Many issues and divergent points of view were considered and debated. There is considerable background information which the Board considered that is not presented in this Notebook. The Board also conducted the following public hearings on its proposals before presenting its recommendations to the Council:

- June 25 - Public Hearing on Residential 1 area (about 50 persons present)
- July 2 - Public Hearing on Residential 2 and 3 area (about 16 persons present)
- July 8 - Waterfront Mixed Use 1 & 2 and Downtown Commercial (about 7 persons present)

This packet includes the following information for your review:

Front of Notebook: This memorandum and the public hearing notice for the September 17 public hearing.

First Tab: Maps for all of the areas affected by these Ordinance maps. It includes an overall map and maps of the each of the proposed new zoning districts.

Second Tab: A Use Table that identifies permitted uses for each of the zoning districts and the footnotes that apply to certain uses in the zoning districts. It is specifically noted that the using a combined Use Table is a new approach for the Belfast Zoning Ordinance, but it is one commonly used by many other municipalities.

Third Tab: A Dimensional Table that identifies the dimensional standards that apply to each of the zoning districts, and the footnotes that apply to certain dimensional standards identified on

the Dimensional Table. Like the common Use Table, the use of a common Dimensional Chart is a new approach for the City Zoning Ordinance.

Fourth Tab: This section identifies proposed amendments to two divisions of Chapter 102, Zoning, Article X, Contract Rezoning. The first series of amendments, Division 3, applies to the certain properties in the proposed Residential 1 and Residential 2 zoning district for which contract rezoning is recommended as a potential option. A map is provided that identifies the general location of properties in these zones for which contract rezoning is an option. The second series of amendments (after the pink sheet of paper) applies to the Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts. The recommendation is to require a greater number of properties along or near the Waterfront to use the contract rezoning process if they propose a significant amount of development. These properties are the Penobscot McCrum freezer plant and vacant parcel, French & Webb, Consumer Fuels, and Belfast Center.

Fifth Tab: The fifth tab identifies current zoning ordinances that apply to this area. A map is included as well. If the proposed amendments are adopted, many of these districts and the accompanying regulations will be eliminated.

Sixth Tab: This is the Future Land Use Plan recommendations for the Inside the Bypass area. This Plan was recommended by the Comprehensive Planning Committee and was subsequently adopted by the Belfast City Council. This planning document served as the main policy direction which the Planning Board considered in offering its recommended Ordinance amendments.