

**CITY OF BELFAST CITY COUNCIL
NOTICE OF PUBLIC HEARING
PROPOSED ORDINANCE AMENDMENTS**

The Belfast City Council, at a Special Council meeting to occur on Wednesday, September 17, 2014, at the Boathouse at Steamboat Landing, beginning at 6:00 p.m., shall conduct a public hearing regarding proposed amendments to the City of Belfast Code of Ordinances. Persons who may be affected by the proposed amendments are encouraged to attend the public hearing and offer comment to the Council. Public comment on the proposed amendments also can be submitted by the hearing date in writing to following address; City of Belfast, Code and Planning Department, 131 Church Street, Belfast, Maine, 04915, or via email to public@cityofbelfast.org.

Copies of the proposed amendments can be inspected during normal business hours, Monday - Friday, 8:00 am - 5:00 pm, at the Code and Planning or City Clerk's offices in Belfast City Hall located at 131 Church Street or at the Belfast Free Library. The proposed amendments also can be viewed on the City of Belfast website, cityofbelfast.org. Questions regarding the proposed amendments should be directed to Wayne Marshall, City Planner, at 338-1417 x 25, or at wmarshall@cityofbelfast.org.

The proposed amendments affect areas located inside or near the Route 1 Bypass, and apply to the following provisions of the City Code of Ordinances:

- Article V, District Regulations, Division 1, Generally. Section 102-301. Amendments to Official Zoning Map
- Article V, District Regulations, Division 30. Establishment of Table of Uses for the following zoning districts located Inside the Bypass or near the Bypass: Residential 1, Residential 2, Residential 3, Downtown Commercial, Waterfront Mixed Use 1 and Waterfront Mixed Use 2.
- Article V, District Regulations, Division 31. Establishment of a Table of Dimensional Regulations for the following zoning districts located Inside the Bypass or near the Bypass: Residential 1, Residential 2, Residential 3, Downtown Commercial, Waterfront Mixed Use 1 and Waterfront Mixed Use 2.
- Article V, District Regulations, Division 6, Residential I Urban District; Division 8, Downtown Commercial District; Division 10, Waterfront '1A' District; Division 11.5, Waterfront Mixed use District; and Division 23, Health Care District. Current Ordinance provisions for the above zoning districts will be eliminated.
- Article X, Contract Rezoning, Division 3, Bradbury Manor, is proposed to be amended to establish Contract Rezoning provisions for certain properties located in the proposed Residential 1 and Residential 2 zoning districts.
- Article X, Contract Rezoning, Division 4, Waterfront Mixed Use District and Waterfront Development District, is proposed to be amended. Amendments recognize the establishment of the Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts, and the requirement that all properties in the Waterfront Mixed Use 1 District, except a single family house located on Field Street, be required to use the contract rezoning process.