

CHAPTER 102, ZONING

ARTICLE V, DISTRICT REGULATIONS

DIVISION 30. TABLE OF USES

SECTION 102 - 851 FOOTNOTES TO USE TABLE

The Footnotes identified below apply to the Use Table identified in Section 102-850. The respective footnote identifies additional requirements that apply to the use identified in the Use Table. The footnotes are identified in the Use Table by the following designation: * [number].

Footnote 1: An accessory apartment is a one bedroom dwelling unit that is constructed in a detached accessory structure to a single family residence, such as a garage, barn or similar outbuilding, and which is located on the same property as the single family residence. An accessory apartment is a permitted use provided all of the following conditions are met:

- 1) the single family residence is the primary use of the property;
- 2) the property is a conforming or nonconforming lot of record;
- 3) there is adequate wastewater disposal on the property;
- 4) a newly constructed detached accessory structure must conform to all structure setback requirements for the respective zoning district, however, an existing accessory structure may be nonconforming with respect to setback requirements;
- 5) the accessory apartment that is constructed complies with all applicable building code requirements for said structure.

Footnote 2: Multi-family dwelling units are limited to new construction only. This provision does not allow the conversion of an existing single family or two family residence into a multi-family dwelling structure, nor does it permit an existing multi-family dwelling structure to construct additional units in the same structure.

Footnote 3: The identified uses are only permitted as an accessory use to a nonresidential use.

Footnote 4: In the Residential 3 zoning district, certain restaurants and ice cream stands are permitted on properties that have street frontage on Northport Avenue, provided the property is located southerly of the common lot line between Map 33, Lot 21 (Waldo County General Hospital) and the lot lines for Map 33, Lot 19, and Map 33, Lot 23, as such were shown on the City of Belfast tax maps in effect on September 17, 2014. Also, the maximum number of seats for a restaurant or ice cream stand is 20, and outdoor seating is prohibited.

Footnote 5: The identified use must be for a marine related activity.

Footnote 6: The identified agricultural activities are limited to the portion of the Residential 2 zoning district that is bounded by Miller Street to the north, the Route 1 Bypass to the west, and Congress Street to the south and east.

Footnote 7: YTBD or Yet to Be Determined. The City of Belfast has not yet formulated zoning ordinance standards for the zoning districts identified in this Use Table regarding the establishment of a Non-residential Planned Unit Development.