

CHAPTER 102, ZONING

ARTICLE V, DISTRICT REGULATIONS

DIVISION 9. TABLE OF USES - INSIDE THE BYPASS DISTRICTS

SECTION 102-461. Use Table

The Table of Uses in this Section identifies uses that are permitted in the following identified zoning districts. This Table of Uses identifies permitted uses for the following zoning districts, as such are shown on the Official Zoning Map adopted by the City Council at its meeting of October 7, 2014, and as such zoning district boundaries may be amended by the City from time to time: Residential 1, Residential 2, Residential 3, Downtown Commercial, Waterfront Mixed Use 1 and Waterfront Mixed Use 2. Said Table of Uses includes amendments to the Table adopted by the City Council at its meetings of June 21, 2016, and December 5, 2017, the re-codification of said Tables that were adopted by the City Council at its meeting of January 15, 2019, and subsequent amendments to the re-codification of said Tables that may be adopted by the City Council from time to time.

This Table of Uses does not identify certain properties located in the Residential 1, Residential 2, Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts that may be permitted to conduct additional uses as part of an application approved through the City contract rezoning process. Properties in the Residential 1 and Residential 2 zoning district that may use the contract rezoning process are identified in Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and Residential 2 Zoning Districts. Properties in the Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts that are either required to use the contract rezoning process or that may voluntarily request to use the contract rezoning process are identified in Chapter 102, Zoning, Article X, Contract Rezoning, Division 4, Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts.

Footnotes to the Use Table identify additional requirements that apply to certain uses identified in the Use Table, and are more fully described in Section 102-462. Footnotes are identified in the Table of Uses by the following designation: * [number].

SECTION 102-462 FOOTNOTES TO USE TABLE

The Footnotes identified below apply to the Use Table identified in Section 102-461. 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: (The Council repealed Footnote 1 on December 5, 2017).

Footnote 2: Multi-family dwelling units are limited to new construction only, which means the construction of a new building. 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.

Footnote 8. In the portion of the Downtown Commercial zoning district in which a Use is exempt from the on-site parking requirement, reference Chapter 98, Technical Standards, Article VIII, Parking and Loading Facilities, Sec. 98-245, Areas and Uses exempt from parking requirement, the City Code Enforcement, rather than the City Planning Board, shall have the authority to review and act on a Use Permit application.

Footnote 9. A property that is the Downtown Commercial zoning, that has street frontage on Front Street, and that is located northwesterly of the City Wastewater Treatment Plant (between the Treatment Plant and Peirce Street), may have one or more residences located on the first floor of the structure.
