

**CITY OF BELFAST PLANNING BOARD
MAY 26, 2021 PUBLIC HEARING (VIA ZOOM WEBINAR)
POTENTIAL AMENDMENTS – CITY CODE OF ORDINANCES
CHAPTER 98, TECHNICAL STANDARDS
AMENDMENTS ASSOCIATED WITH REVISIONS TO PARKING
STANDARDS**

NOTES TO PUBLIC:

- 1) The City of Belfast Planning Board is conducting a public hearing at its meeting of May 26, 2021 to solicit public comment on a series of amendments that focus on the City's attempt to create additional opportunities to construct multi-family housing in Belfast. The role of the Planning Board is to consider potential Ordinance amendments and to offer a recommendation on said amendments to the Council. The Planning Board does not have the authority to adopt Ordinance amendments.
- 2) Chapter 98. Technical Standards, identifies standards for the construction and design of infrastructure associated with a project, such as but not limited to: stormwater, roads, parking and lighting. Section 98-242 includes a table that identifies the amount of off-street (on-site) parking that must be provided for various types of development, including the amount of parking associated with a residential use. The Planning Board is considering several revisions to the amount of on-site parking (changes to the Table) that should be required for certain residential uses.
- 3) The City has used the following format to identify the proposed amendments to Chapter 98. All text shown in **Bold and Red Font** is language that is proposed to be added to the Chapter/Ordinance. All text shown in **Bold and Blue Font** is language that is proposed to be deleted from the Chapter/Ordinance. All text shown in **Black Font** is existing language in the Chapter/Ordinance that is not proposed to be either added or deleted.
- 4) Persons who want to offer public comment on the proposed amendments to the Planning Board for the May 26 public hearing can do so in any of the following four ways:
 - a) Submit comment via email in advance of the meeting to public@cityofbelfast.org. Comment should be received no later than 2:00 pm on May 26 so it can be provided to Planning Board members in advance of the meeting. This is the recommended way to submit comment as it allows the Board to read and consider your comment in advance of the meeting.
 - b) Submit a letter by 2:00 pm on May 26 to: City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915.
 - c) Submit a comment to the Board during the May 26 public hearing via email using the following email address: public@cityofbelfast.org. Comment will be presented to the Board.
 - d) Submit oral comment during the May 26 public hearing via the scheduled ZOOM webinar. Information regarding how to access the ZOOM webinar can be found by May 24 on the City website, cityofbelfast.org, reference planning and codes.

- 5) The complete text of all Ordinance amendments (this document and accompanying amendments) can be found on the City website, cityofbelfast.org, reference planning and codes link, Multi-Family Housing amendments. Questions regarding the proposed Ordinance amendments should be directed to Wayne Marshall, Project Planner for the City, at wmarshall@cityofbelfast.org, or by calling 338-1417, ext 125.

Text of Proposed Amendments
Chapter 98, Technical Standards

The proposed revisions to the Chapter 98, 98-242 Schedule for Required Off-Street Parking is attached.

The City also is providing the language in the Chapter 98, Technical Standards, that identifies the Board's authority to consider alternative parking options that may affect the amount of on-site parking required for a particular project. The Board has used this authority to adjust, both increase and decrease, the amount of on-site parking it has required for a project. The language in Section 98-246 is not affected by the proposed amendment.

Sec. 98-246 Alternative parking options.

[Ord. No. 39-1998, § 8.2.5, 12-1-1998; Ord. of 1-5-2010(1)]

The City strives to ensure that each use has adequate on-site parking, but also wants to avoid the construction of excess parking spaces, particularly in areas of Belfast in which it is often difficult to construct the required amount of onsite parking. As such, the Planning Board is authorized to consider and approve alternative parking arrangements to an applicant providing the minimum amount of on-site parking; reference subsections a.-c. below. These alternative parking options also are consistent with the City's goal to minimize the adverse aesthetic and environmental impacts associated with constructing parking areas and other impervious surfaces.

- a. Joint use parking. The Planning Board may approve the joint use of a parking facility by two or more uses (establishments) where it is clearly demonstrated that said parking facility would substantially meet the intent of the requirements of this chapter. The board shall consider factors such as but not limited to the following in considering a request to approve a joint use parking facility:
1. A variation in the probable time of maximum use by patrons or employees of such establishments;
 2. The total number of parking spaces available and the adequacy of said spaces to satisfy projected parking demands; and
 3. The proximity of the parking facility to the respective uses, with the parking facility being located a maximum of 300 feet from each establishment and preferably within 100 feet of each establishment.

The Planning Board may require an applicant to prepare an analysis of parking demand to demonstrate the desirability and adequacy of the proposed joint use parking facility. Further, said joint use must be declared by written agreement among the establishments.

- b. Proximity to public parking facility and on-street parking. The board may allow a reduction in the amount of on-site parking required, up to eliminating the requirement for any on-site parking, for a use that is located within 1,000 feet of a City parking facility in the following zoning districts; Downtown Commercial, Waterfront 1-A and Waterfront Mixed Use. The City has committed public monies to the construction of public parking facilities in these zoning districts. Thus, the construction of on-site parking on properties that are located within reasonable proximity of such parking facilities could result in a redundancy of parking spaces and could be inconsistent with the purposes of this chapter.
- c. Proximity to on-street parking. The Planning Board may allow a nonresidential use or home occupation that is located within the bounds of the Route One bypass to use available on-street parking to satisfy all or a portion of the on-site parking requirement for said use. This alternative requires the applicant to demonstrate that the use of on-street parking would not degrade the character of the surrounding area or neighboring properties and that it would not pose a safety hazard to motorists, bicyclists or pedestrians. This option is particularly intended to address the parking demands of establishments that often generate high periodic amounts of parking, such as but not limited to a church, a club or a school.

Table 98-242 Schedule of Required Off-Street Parking

Use	Unit of Measurement	Number of Spaces
Residential		
Single family and two-family (duplex)	Dwelling unit	2.0 per unit. Such units are exempt from the maximum number of parking space requirement
Multi-family	Dwelling Unit	2.25 per dwelling unit, except 1.5 per unit for 1 bedroom efficiency
.. One bedroom	Dwelling Unit	1.25 space/unit
.. Two bedroom	Dwelling Unit	1.75 space/unit
.. Three or more bedrooms	Dwelling Unit	2 space/unit
Elderly Older adult independent housing	Dwelling Unit	1.0 per unit
.. One or two bedrooms	Dwelling Unit	1.0 per unit
.. Three or more bedrooms	Dwelling Unit	1.5 per unit
Congregate Housing		
.. Independent Living	Dwelling Unit	1.0 per unit
.. Assisted Living	Living Units	1.0 per 3 units
.. Nursing Home	Beds and Employees	1 space per 6 beds and 1 space/employee maximum shift
Bed and Breakfast	Dwelling unit and rooms	2 spaces for residence and 1 per each rental room
Rooming/Boarding house	Manager and rental rooms	2 for manager/owner and 1 for each rental room
Home Occupation	Dwelling unit (residence) and equivalent use	2 for dwelling unit/resident and number of spaces required for type of home occupation proposed

COMMUNITY & POPULATION	SINGLE FAMILY & DUPLEX	MULTI FAMILY EFFICIENCY	MULTI FAMILY - ONE BEDROOM	MULTI-FAMILY - TWO BEDROOM	MULTI-FAMILY - THREE+ BEDROOM	UNIQUE STANDARDS
Belfast - 6,800	2 Spaces	1.5 Spaces	1.5 Spaces	2.25 Spaces	2.25 Spaces	Downtown No Parking Exceptions & Flexibility to Adjust Parking
Brunswick - 19,500	2 Spaces	1 Space	1 Space	2 Spaces	2 Spaces	Flexibility for Elderly Housing & based on specific situations
Westbrook - 19,000	2 Spaces	1 Space	1.5 Spaces	2 Spaces	2 Spaces	Flexibility to Adjust Parking
Waterville - 16,500	2 Spaces	2 Sp + 1 Sp/6 Units	Reduced Standards in Some Zones and 1 space for subsidized elderly housing			
Kennebunk - 11,200	2 Spaces	2.25 Spaces	2.25 Spaces	2.25 Spaces	2.25 Spaces	Some flexibility to reduce standards & less parking required for congregate housing
Kittery - 9,600	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	Zoning Board may issue variance for lesser parking in certain hardship situations
Brewer - 9,000	2 Spaces	1.25 Spaces	1.5 Spaces	1.75 Spaces	2 Spaces	Restricted to Elderly - 1.2 Spaces
Presque Isle - 9,000	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	Downtown Exceptions
Bath - 8,400	2 Spaces	2 Sp + 1 Sp/6 Units	1.75 Spaces	1.75 Spaces	1.75 Spaces	Flexibility/Exceptions in Downtown Area
Ellsworth - 8,200	2 spaces	1.5 spaces rental and 2 spaces ownership	Additional flexibility for certain downtown areas with guidelines identified in a table that governs reduced parking			
Old Town - 7,400	2 spaces	2 spaces*	2 spaces*	2 spaces*	2 spaces*	* Planning Board flexibility to reduce # of spaces. Also, .33 spaces for congregate care unit
Hampden - 7,400	2 spaces	2.25 spaces	2.25 spaces	2.25 spaces	2.25 spaces	Accessory Apartments 1 space. Congregate care 1 space.
Rockland - 7,100	2 spaces SF. Duplex - See MF	1.5 spaces *	1.5 spaces *	2 spaces *	2 spaces *	* Number of Spaces Increases by 1 for each specific room rented out. Flexibility to adjust parking requirements.
Gardiner - 5,600	2 spaces SF. Duplex - See MF	1 space	1 space if less than 800 sf	1.5 spaces if less than 1,000 sf	2 spaces	Senior Housing 1.25 spaces. Ability to reduce parking by 10%. Also reductions in downtown area.
Camden - 4,860	2 space SF. Duplex - See MF	1 space downtown area. 2 spaces other zones.	1 space downtown area. 2 spaces other zones.	1 space downtown area. 2 spaces other zones.	1 space downtown area. 2 spaces other zones.	1 space accessory dwelling unit. Some flexibility to ZBA to waive # spaces in certain zones.