

**CITY OF BELFAST COUNCIL
FIRST READING PROPOSED AMENDMENTS
CITY CODE OF ORDINANCES
CHAPTER 98, TECHNICAL STANDARDS
SEC. 98-242 PARKING STANDARDS
JULY 6, 2021 COUNCIL MEETING**

NOTES TO PUBLIC:

- 1) The Belfast Planning Board is recommending revisions to the minimum on-site parking requirements for multi-family housing that are identified in the Chapter 98, Technical Standards, reference the Section 98-242, Schedule for Off-Street Parking Requirements. The proposed revisions would result in a reduction in the current off-street parking requirements for multi-family housing, and are based on the number of bedrooms in the respective dwelling unit, and the number of dwelling units in each building.
 - 2) The City of Belfast Planning Board, at its meeting of June 23, 2021, voted to recommend the amendments to Chapter 98 to the City Council. The Planning Board conducted a duly noticed public hearing on the proposed amendments and parking requirements at its meeting of May 26, 2021. The role of the Planning Board is to consider potential amendments and to offer its recommendations to the City Council.
 - 3) The proposed amendments are scheduled for First Reading at the July 6, 2021 City Council meeting. The Council, at the First Reading, will decide if the proposed amendments warrant revisions, and if the proposal should be scheduled for Second Reading and public hearing. The Council has the authority to adopt proposed amendments after conducting a Second Reading.
 - 4) The City has used the following format to identify the proposed amendments to Chapter 102, Zoning. 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 and Strike-Through 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. All text shown in **Bold and Green Font and Underlined** is an informational note to the public that is intended to help provide an understanding of the proposed Ordinance provision. Said text is not part of the adopted Ordinance.
 - 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, July 6 Council meeting. 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.
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TEXT OF PROPOSED AMENDMENTS

CHAPTER 98, TECHNICAL STANDARDS

ARTICLE VIII, PARKING AND LOADING REQUIREMENTS

Sec. 98-242 Off-street parking requirements.

[Ord. No. 39-1998, § 8.2.1, 12-1-1998; Ord. of 1-5-2010(1)]

- (a) Off-street parking space required. No use of premises shall be allowed, changed or expanded and no structure shall be constructed or enlarged unless adequate off-street parking, including handicapped parking, is provided and maintained.
- (b) Amount of parking required. An appropriate amount of off-street parking spaces, including handicapped parking spaces (reference 98-243 for these standards), shall be required for each principal and accessory use located on a parcel. The following table entitled "Schedule of Required Off-Street Parking" (hereinafter, the Schedule), shall serve as a guideline in establishing the minimum amount of parking which must be provided for a use, and also the maximum amount of parking which shall be allowed. If a specific use is not listed or is dissimilar to a use listed in the schedule, the Planning Board is authorized to determine an appropriate amount of parking.

In determining the minimum amount of parking, any fraction shall be rounded up to the nearest whole number. In determining the maximum amount of parking allowed, multiply the amount of parking identified in the Schedule by 1.20.

- (c) Planning Board use of the schedule and ability to adjust amount of parking. The Planning Board may adjust the amount of parking identified in the Schedule based on factors such as the following:
 - 1. The Schedule identifies parking requirements for many uses. The City, however, recognizes that some uses are not listed in the Schedule. As such, the Planning Board may determine that a specific use has specific parking demands and shall consult the most current edition of the Institute of Transportation Engineers (ITE) Parking Generation manual to assist in determining the amount of parking required.
 - 2. The Planning Board may use information, such as the following, to allow an increase or decrease in the amount of parking identified in the Schedule:
 - a. A parking demand analysis prepared by the applicant that is based on at least two comparable sites in Maine for a comparable type of business. The analysis must compare parking demands for differing days and times of week. The Board may engage the services of an engineering firm to review this analysis.
 - b. Information from the ITE manual.
 - c. Information from another qualified industry source, such as but not limited to information provided by a company that has identified its parking demands for comparable facilities. The Board may engage the services of an engineering firm to review this information.

The eCity, in granting the Planning Board the authority to adjust on-site parking requirements, recognizes that the ITE manual that is used to identify parking

requirements is often based on a limited number or variety of analyses of parking demands for specific uses. For example, the parking studies listed in the ITE manual are often based on three or fewer studies, the studies are for limited periods of time, the studies are for uses in communities that may be very dissimilar to Belfast, or the studies may be very dated, 15 or more years old, as well as other concerns. Thus, the city recognizes that better data could be available through other sources to assist the Planning Board in making a good decision regarding the amount of on-site parking which it

Table 98-242. Schedule of Required Off-Street Parking

Use	Unit of Measurement	Number of Spaces
Residential		
Single-family and two-family (duplex)	Dwelling u Unit	2.0 per unit. Such units are exempt from the maximum number of parking spaces requirement.
Multi-family - One Bedroom Units: a) Tri-plex or Four-plex b) Fifth Unit to Tenth Unit c) Eleventh Unit or More	Dwelling u Unit	2.25 dwelling unit, except 1.5 per unit for 1-bedroom efficiency a) 1.5 spaces/unit b) 1.25 spaces/unit c) 1 space/unit
Multi-family - Two Bedroom Units a) Tri-plex or Four-plex b) Fifth to Fifteenth Unit c) Sixteenth Unit or More	Dwelling Unit	a) 1.75 spaces/unit b) 1.5 spaces/unit c) 1.25 spaces/unit
Multi-family Three Bedroom or More Units	Dwelling Unit	2 spaces/unit
Elderly Older Adult i Independent h Housing	Dwelling u Unit	1.0 space/ per unit
Congregate h Housing a) Independent units b) Assisted Living c) Nursing Home	a) Dwelling u Unit b) Living u Units c) Beds and employees	a) 1.0 space/ per unit b) 1.0 space/ per 3 units c) 1 space/ per 6 beds and 1 space/ per employee maximum shift
Bed and h Breakfast	Dwelling u Unit and rooms	2 spaces for the residence and 1 space/ per each rental room
Rooming/ h Boarding h House	Manager and rental rooms	2 spaces for the manager/owner and 1 space for each rental room
Home e Occupation	Dwelling u Unit (residence) and equivalent use	2 spaces for dwelling unit/residence and number of spaces required for type of home occupation proposed

