

DOCUMENT # 7

**CITY OF BELFAST COUNCIL
SECOND READING & PUBLIC HEARING
ADOPTED AMENDMENTS
CITY CODE OF ORDINANCES
CHAPTER 102, ZONING
ARTICLE I. IN GENERAL
TUESDAY, APRIL 5, 2022 CITY COUNCIL MEETING**

NOTE TO DEPARTMENT:

This document identifies the final language for the amendments to Chapter 102, Zoning, Article I, In General, that was adopted by the Belfast City Council at its meeting of April 5, 2022.

TEXT OF ADOPTED AMENDMENTS

CHAPTER 102, ZONING

ARTICLE I, IN GENERAL

Sec 102-2. Purpose of Chapter.

[Ord. No. 28-1997, § 100.0, 3-4-1997]

This Chapter is adopted pursuant to and is intended to implement the Comprehensive Plan for the City adopted by the City on March 2, 2021.

Sec. 102-3 Districts established.

[Ord. No. 28-1997, § 102.0, 3-4-1997; Ord. No. 48-2001, 1-23-2001; Ord. No. 75-2001, 6-5-2001; Ord. No. 76-2001, 6-5-2001; Ord. No. 77-2001, 6-5-2001; Ord. No. 78-2001, 6-5-2001; Ord. No. 80-2001, 6-7-2001; Ord. No. 81-2001, 6-7-2001]

The City is hereby divided into the following classes of districts:

- (1) General Purpose "A" District (Article V, Division 2 of this Chapter). The General Purpose "A" District was repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former General Purpose "A" District was established on March 4, 1997.
- (2) General Purpose "B" District (Article V, Division 3 of this Chapter). The General Purpose "B" District was established on March 4, 1997.

- (3) Residential/Agricultural I District (Article V, Division 4 of this Chapter). The Residential/Agricultural I District was repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former Residential/Agricultural I District was established on March 4, 1997.
- (4) Residential/Agricultural II District (Article V, Division 5 of this Chapter). The Residential/Agricultural II District was repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former Residential/Agricultural II District was initially established on March 4, 1997.
- (5) Residential I Urban District (Article V, Division 6 of this Chapter). The Residential I Urban District was repealed on October 7, 2014. The former Residential I District was established on July 17, 1985.
- (6) Residential II District (Article V, Division 7 of this Chapter). The Residential II District was established on July 17, 1985, however, the area included in the Residential II District has been amended in subsequent years.
- (7) Downtown Commercial District (Article V, Division 8 of this Chapter). Article V, Division 8, was repealed on October 7, 2014, and the zoning district was reestablished under Article V, Division 30, and was subsequently reestablished pursuant to Division 9, Inside the Bypass Districts, on January 15, 2019.
- (8) Waterfront I "A" Downtown District (Article V, Division 10 of this Chapter). The Waterfront I "A" zoning district was repealed on October 7, 2014. The former Waterfront I "A" zoning district was established in 1994.
- (9) Waterfront I "B" Downtown District (Article V, Division 11 of this Chapter). The Waterfront I "B" zoning district was repealed on July 20, 2004. The District was replaced by the Waterfront Mixed Use District on this same date. The former Waterfront I "B" zoning district was established in 1994.
- (10) Waterfront II Downtown District (Article V, Division 12 of this Chapter). The Waterfront II zoning district was repealed on July 20, 2004. The District was replaced by the Waterfront Mixed Use District on this same date.
- (11) Searsport Avenue Waterfront District (Article V, Division 13 of this Chapter). The Searsport Avenue Waterfront District was established on June 5, 2001. This District replaced the former Waterfront III - Eastside Harbor, and Waterfront IV - Eastside Bay zoning districts.
- (12) Business - Park Airport District (Article V, Division 15 of this Chapter). This District was called the Industrial I Airport District until April 20, 2014. The former Industrial I Airport District was established in 1985.
- (13) Industrial III Searsport Avenue District (Article V, Division 17 of this Chapter). The Industrial III District was officially repealed on January 2, 2019, however, the area subject to this zoning district had been included in the Searsport Avenue Commercial District since June 5, 2001.
- (14) Industrial IV Perkins Road District (Article V, Division 18 of this Chapter). Repealed on October 16,

2018; the date of Council action to adopt the Route One South Business Park. The former Industrial IV zoning district was established on May 19, 1988.

- (15) Protection Rural District (Article V, Division 20 of this Chapter). Repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former Protection Rural zoning district was established on March 4, 1997.
- (16) Protection Rural-2 District (Article V, Division 20.5 of this Chapter). Repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former Protection Rural 2 zoning district was established July 5, 2000.
- (17) Airport Growth District (Article V, Division 21 of this Chapter). The Airport Growth zoning district was established on March 4, 1997.
- (18) Residential Growth District (Article V, Division 22 of this Chapter). Repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former Residential Growth District was established on March 4, 1997.
- (19) Health Care District (Article V, Division 23 of this Chapter). Repealed on October 7, 2014; the date of Council action on the Division 30, Inside the Bypass amendments. The former Health Care District was established on March 17, 1998.
- (20) Shoreland Overlay District (reference Chapter 82, Shoreland).
- (21) Aquifer-Watershed Overlay District (Article VII, Division 3 of this Chapter). This Overlay District was initially established July 17, 1990.
- (22) Route 3 Commercial District (Article V, Division 24 of this Chapter). The Route 3 Commercial zoning district was initially established on January 23, 2001, however, the area subject to this zoning district was subsequently amended from time-to-time.
- (23) Office Park District (Article V, Division 25 of this Chapter). Article V, Division 25, was repealed in its entirety on March 17, 2019, and the Office Park zoning district was reestablished as Division 12, Office Park.
- (24) Route 141 and Mill Lane Commercial District (Article V, Division 26 of this Chapter). Repealed on April 5, 2022; the date of Council action on the Division 16, Outside Rural amendments. The former Route 141 and Mill Lane Commercial zoning district was initially established on June 5, 2001.
- (25) Route 137 Commercial District (Article V, Division 27 of this Chapter). The Route 137 Commercial District was initially established on June 5, 2001, however, the area included in this District was amended on April 5, 2022, the date of Council action on the Division 16, Outside Rural amendments.
- (26) Route 1 South Commercial District (Article V, Division 28 of this Chapter). The Route One South Commercial District was established on June 5, 2001.

- (27) Searsport Avenue Commercial District (Article V, Division 29 of this Chapter). The Searsport Avenue Commercial District was established on June 5, 2001, however, the area included in this District was amended on April 5, 2022, the date of Council action on the Division 16, Outside Rural amendments.
- (28) Waterfront Mixed Use District (Article V, Division 11.5 of this Chapter). The Waterfront Mixed Use District was established on July 20, 2004 and was repealed on October 7, 2014. The area was included in the Waterfront Mixed Use 1 or Waterfront Mixed Use 2 Districts; reference (29) and (30) below.
- (29) Waterfront Mixed Use 1 District (Article V, Division 9, Inside the Bypass Districts of this Chapter). The Waterfront Mixed Use 1 District was initially established on October 7, 2014, as part of Article V, Division 30, and was subsequently reestablished on January 15, 2019 pursuant to Division 9, Inside the Bypass Districts.
- (30) Residential 1 District (Article V, Division 9, Inside the Bypass Districts of this Chapter). The Residential 1 zone was initially established on October 7, 2014 as part of Article V, Division 30, and was subsequently reestablished on January 19, 2019 pursuant to Division 9, Inside the Bypass Districts.
- (31) Residential 2 District (Article V, Division 9, Inside the Bypass Districts of this Chapter). The Residential 2 zone was initially established on October 7, 2014 as part of Article V, Division 30, and was subsequently reestablished on January 19, 2019 pursuant to Division 9, Inside the Bypass Districts.
- (32) Residential 3 District (Article V, Division 9, Inside the Bypass Districts of this Chapter). The Residential 3 zone was initially established on October 7, 2014 as part of Article V, Division 30, and was subsequently reestablished on January 19, 2019 pursuant to Division 9, Inside the Bypass Districts.
- (33) Route One South Business Park District (Article V, Division 19, of this Chapter). The Route One South Business Park District was established on October 16, 2018. It included all of the former Industrial IV District and lands that had been included in the Residential II District.
- (34) Residential 4 District (Article V, Division 16, Outside Rural Districts of this Chapter). The Residential 4 District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that previously were located in the Residential Agricultural I (repealed on April 5, 2022), Residential Agricultural II (repealed on April 5, 2022), Route 137 Commercial, and Protection Rural (repealed on April 5, 2022) Districts.
- (35) Residential 5 District (Article V, Division 16, Outside Rural Districts of this Chapter). The Residential 5 District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that previously were located in the General Purpose "A" and Protection Rural 2 Districts, both of which were repealed on April 5, 2022.
- (36) Route 3 Rural District (Article V, Division 16, Outside Rural Districts of this Chapter). The Route 3 Rural District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that previously were located in the Residential Agricultural I and Protection Rural Districts, both of which were repealed on April 5, 2022.

- (37) Swan Lake Avenue Mixed Use District (Article V, Division 16, Outside Rural Districts of this Chapter). The Swan Lake Avenue Mixed Use District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that were previously located in the General Purpose "A", Protection Rural, and Route 141 and Mill Lane Commercial Districts, all of which were repealed on April 5, 2022.
- (38) Outside Rural 1 District (Article V, Division 16, Outside Rural Districts of this Chapter). The Outside Rural 1 District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that were previously located in three Districts that were repealed on April 5, 2022, General Purpose "A", Residential Agricultural I, and Protection Rural, and properties that previously were located in the Residential II and Searsport Avenue Commercial Districts.
- (39) Outside Rural 2 District (Article V, Division 16, Outside Rural Districts of this Chapter). The Outside Rural 2 District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that were previously located in five Districts that were repealed on April 5, 2022, General Purpose "A", Residential Agricultural I, Protection Rural, Residential Growth, and Route 141 and Mill Lane Commercial, and several properties that previously were in the Airport Growth District.
- (40) Residential 6 District (Article V, Division 16, Outside Rural Districts of this Chapter). The Residential 6 District was created on April 5, 2022, the date that the Council adopted the Division 16, Outside Rural amendments. It included properties that previously were located in Protection Rural 2 District, a District that was repealed on April 5, 2022.
- (41) Special Use Areas, Outside Rural 1 and Outside Rural 2 Districts (Article V, Division 16, Outside Rural Districts of this Chapter). The Special Use Areas apply to certain properties located in the Outside Rural 1 and Outside Rural 2 Districts, reference Division 16, Section 102.626. These Special Use Areas were previously located in either the Residential Agricultural I, Protection Rural, or General Purpose "A" Districts, all of which were repealed on April 5, 2022, the date of adoption of the Division 16, Outside Rural amendments.
- (42) Contract Rezoning Agreements. The City, consistent with provisions in Article V, District Regulations, and Article X, Contract Rezoning, has adopted contract rezoning agreements for certain properties located in the Downtown Commercial, Residential 1, Waterfront Mixed Use 1, Waterfront Mixed Use 2, and Route 3 Commercial Districts. Reference the specific Divisions in Article V for properties that are subject to a contract rezoning agreement.