

**NOTICE OF PUBLIC HEARING  
CITY OF BELFAST CITY COUNCIL  
FEBRUARY 7, 2023  
SECOND READING  
PROPOSED AMENDMENTS - CITY CODE OF ORDINANCES**

The City of Belfast City Council, at its meeting of Tuesday, February 7, 2023, beginning at 7:00 pm or as soon as possible thereafter, in the Council Chambers of Belfast City Hall that is located at 131 Church St, shall conduct a public hearing on the Second Reading of proposed amendments to City Code of Ordinances that have been reviewed and recommended by the Belfast Planning Board. The Council authorized scheduling these amendments for Second Reading at the First Reading and public hearing that the Council conducted on January 17, 2023.

The City Council encourages persons who may be affected by the proposed amendments to offer comment. Comment can be made in any of three ways, including:

- 1) Submit comment by 2:00 pm on February 7 by email to [public@cityofbelfast.org](mailto:public@cityofbelfast.org);
- 2) Submit comment by 2:00 pm on February 7 by letter to: City of Belfast, Planning & Codes Department, 131 Church St, Belfast, ME 04915; or
- 3) Attend the public hearing in person and offer oral comment to the Council. Oral comment should be limited to 3 minutes. Persons who wish to offer more extensive comment should do so in writing.

The amendments the Council is considering at the February 7 Second Reading include the following:

- 1) Chapter 102, Zoning, Article V, District Regulations, including: establishing Division 11, Eastside Zoning Districts, and Division 14, Southerly Zoning Districts, and making amendments to Division 16, Outside Rural Zoning Districts to establish the Northwesterly of Bypass and Outside Rural Zoning Districts. Also, Division 7, Residential II zone will be amended and renamed Residential 15, and the amount of area in this zone will be significantly reduced. The above amendments are associated with changing the format of current Zoning Ordinances to incorporate common Use and Dimensional Tables, and to expand housing options. If the above amendments are adopted, there are corresponding changes to the Official Zoning Map, and the current language for the affected zoning districts will be repealed.
- 2) Chapter 102, Zoning, Article I, Districts. Current language would be amended to reflect zoning district changes to Article V, Districts.
- 3) Chapter 102, Zoning, Article IV, District Descriptions. The current descriptions of zoning district boundaries would be amended to reflect the zoning district changes for Article V, Districts.
- 4) Chapter 102, Zoning, Article VI, Planned Unit Development, revisions to both Division 1, Residential Planned Unit Development, and Division 2, Rural Affordable Housing Planned Unit Development.
- 5) Chapter 102, Zoning, Article VIII, Supplementary District Standards. Establishment of Division 1.5 regarding the regulation of Home Occupations, and minor clean-up amendments to Division 2.5, Adult Use Marijuana Regulations, and Division 9, Solar.

- 6) Chapter 102, Zoning, Article X, Contract Rezoning, revisions to contract rezoning standards identified in Division 2, Route 3 Commercial, Office Park, and Searsport Avenue Commercial zoning districts, and Division 4, Waterfront Mixed Use-1 and Waterfront Mixed Use-2 Zoning Districts, and the Waterfront Development Shoreland District.
- 7) Chapter 66, General Provisions, revisions to the definitions that apply to the land use section of City Ordinances.
- 8) Chapter 82, Shoreland. Amendments involve adoption of a common Use Table similar to the Article V, Zoning Districts, and updating the standards to be more consistent with the State Guidelines for Municipal Shoreland Zoning Ordinances. Also, two minor revisions to the Official Shoreland Map.
- 9) Chapter 86, Signs. Many of the revisions ensure the Sign Ordinance is consistent with proposed changes in zoning district designations; others clarify current sign standards.
- 10) Chapter 30, Marine Activities. Amendments to ensure consistency among Chapter 30, Chapter 102, Zoning, Article X, Contract Rezoning, and Chapter 82, Shoreland, regarding wharf line and contract rezoning requirements.

The Council, at the Second Reading, has the authority to adopt, reject, change, or table the amendments recommended by the Planning Board. If the amendments are adopted after a Second Reading, they will become part of the Code of Ordinances.

The complete text of the Second Reading amendments can be found on the city website, [cityofbelfast.org](http://cityofbelfast.org), reference Planning and Codes, February 7, 2023 Second Reading. A copy of the proposals are available for inspection in the Planning and Codes Department offices in City Hall during normal business hours, 7:00 am - 6:00 pm, Monday-Thursday. Questions regarding the proposed amendments can be directed to the Planning and Codes Department offices, 338-3370 x 125, or by email to Wayne Marshall, Project Planner, at [wmarshall@cityofbelfast.org](mailto:wmarshall@cityofbelfast.org).