

**CITY OF BELFAST CITY COUNCIL
SECOND READING & PUBLIC HEARING
FEBRUARY 7, 2023 7:00 P.M.
COUNCIL CHAMBERS IN BELFAST CITY HALL**

**SECOND READING - PROPOSED AMENDMENTS
CITY CODE OF ORDINANCES
CHAPTER 102, ZONING
ARTICLE V. DISTRICT REGULATIONS
DIVISION 1. GENERALLY**

Notes & Information to the Public on the Proposed Amendments.

1) Background Information and Purpose of Amendments.

The currently proposed amendments to Chapter 102, Zoning, Article V, District Regulations, that are also a subject of this public hearing, result in the establishment of the Division 11, Eastside Districts, and Division 14, Southerly Zoning Districts, as well as the reorganization and renaming of Division 16, Northwesterly of Bypass and Outside Rural Districts. The above amendments result in a number of changes to Article V, District Regulations, and to the City's Official Zoning Map. The potential changes/updates to the Official Zoning Map, need to be referenced in Division 1 of Article V.

The City has included 2 maps to assist the public in better understanding the Ordinance amendments that are now proposed. The two maps include:

- Map # 1 is the City Official Zoning Map that includes all amendments to the map adopted through April 5, 2022; the date that the Council adopted the initial Division 16, Outside Rural amendments initially proposed by the Planning Board. Most of the current zoning district boundaries identified on Map # 1 are not affected by the currently proposed amendments. The exception is for the Southerly Zoning Districts; the area outlined by a Bold Blue Line. Map # 2 identifies the proposed changes to the Southerly Zoning Districts.
- Map # 2 identifies how certain zoning district boundaries for the Southerly Zoning Districts that are shown on the currently adopted Official Zoning Map (Map # 1) would change if the City adopts the amendments now proposed to establish the Division 14, Southerly Zoning Districts.

2) Recommendation of Belfast Planning Board.

The amendments presented at First Reading and now under consideration for Second Reading were reviewed and prepared under the direction of the Belfast Planning Board. The Planning Board conducted a public hearing on the amendments at its meeting of December

14, 2022. No public comment was received on these proposed amendments at the December 14 hearing. At this same December 14 meeting, the Planning Board voted 5-1 to recommend the amendments for Council consideration.

3) Council Process for Consideration of Proposed Amendments.

The proposed amendments were considered at a formal First Reading at the Tuesday, January 17, 2023 regular City Council meeting. The Council also conducted a public hearing at the First Reading, however, no comments were received regarding this amendment. The Council has scheduled this same amendment for Second Reading and public hearing at the regular Tuesday, February 7 meeting. The Council, at the Second Reading, has the authority to adopt, reject, revise or table the proposed amendments.

4) How to Offer Public Comment:

The City of Belfast and Belfast City Council encourage public comment on the proposed amendments. Any member of the public can offer comment to the City Council for this public hearing in any of the following three ways:

- a) Comment can be submitted in writing via email to public@cityofbelfast.org. All email comment must be received by 2:00 pm on February 7, 2023. Persons who may want to offer extensive (longer) comment are particularly encouraged to submit comment via email or by letter.
- b) Comment can be submitted in writing via letter. The letter must be received by 2:00 pm on February 7, 2023, so it can be photocopied and presented to the Council. Persons who may want to offer extensive (longer) comment are particularly encouraged to submit comment via email or by letter.
- c) Comment can be orally presented to the Council at the February 7, 2023 public hearing. Oral comment should be limited to 3 minutes. The Council meeting that begins at 7:00 P.M. in the Council Chambers of Belfast City Hall, and the hearing will start as soon as practical after 7:00 pm. All oral comment must be delivered at the Council meeting; the City is not offering opportunities to offer oral comment via a ZOOM webinar to the Council.

The City notes that seating is limited in the Council Chambers. The public hearing and Council meeting can be live streamed on the City website www.cityofbelfast.org, seen live on BEL TV, channel 7 or channel 1303, or heard live on Belfast Community Radio WBFY 100.9.

- 5) **Format of Amendment:** Language/text in black font is current language in the Ordinance that is not proposed to be changed by this amendment. Language/text proposed to be added to the existing Ordinance is shown in **Red Font**. Language/text proposed to be deleted from the existing Ordinance is shown in **Blue Strike-through Font**. Language that is **highlighted in Yellow** identifies a date that needs to be added to final Ordinance if the Council adopts the proposed amendments.

6) Questions and Information on the Proposed Amendments.

The complete text of this proposed amendment can be found on the City website, cityofbelfast.org, reference Planning and Codes, February 7, 2023 Council Hearing, and a printed copy of the amendments can be inspected at the Planning and Codes offices during normal business hours, Monday - Thursday, 7:00 am - 6:00 pm. Questions regarding the proposed amendment should be directed to the Planning and Codes office at 338-3370 x 125, or by email to Wayne Marshall, Project Planner, at wmarshall@cityofbelfast.org.

TEXT OF PROPOSED AMENDMENTS

Chapter 102, Zoning

Article V, District Regulations

Division 1, Generally

Sec. 102-301. Official zoning map.

[Ord. of 3-31-2011]

The City of Belfast has adopted an Official Zoning Map of the City of Belfast; reference the Official Zoning Map included in this Code of Ordinances. The Official Zoning Map is provided to assist readers of the Ordinance in the interpretation and application of information in Chapter 102, Zoning, particularly Article V, District Regulations, **and Article IV, Description of Districts**. The Official Zoning Map reflects all Chapter 102, Zoning **Ordinances** adopted by the City of Belfast through **--- insert date of Council adoption of current amendments to Divisions 11, 14, and 16 ---**, which is the last date that the City has adopted amendments to the Official Zoning Map.