

**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 I. IN GENERAL**

**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, 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 need to be described in Article I, In General. Article I identifies the Zoning Districts the City has established. The proposed changes to Article I list all zoning districts, as such have been adopted or are proposed to be adopted through the current amendments, and identify past actions of the City regarding Zoning Districts that have previously been established or repealed. In general, the amendments to Article I are the equivalent of a 'clean-up' function; the amendments do not represent any changes in policy or zoning regulations.

**2) Recommendation of Belfast Planning Board.**

The amendments presented at First Reading and that are now under consideration by the Council as a Second Reading were reviewed and prepared under the direction of the Belfast Planning Board. The Planning Board conducted a public hearing on these 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 these 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. No public comment was received that was specific to the proposed Article I amendments.

The Council has scheduled the amendment language presented at the First Reading 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](mailto: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](http://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** simply identifies a date that needs to be added to the final Ordinance should the proposed amendments be adopted by the Council.

#### 6) Questions and Information on the Proposed Amendments.

The complete text of this proposed amendment can be found on the City website, [cityofbelfast.org](http://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](mailto:wmarshall@cityofbelfast.org).

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## TEXT OF PROPOSED 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 **as such was** adopted by the City on March 2, 2021, **and as such may be amended.**

##### 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] **NOTE TO PUBLIC & GENERAL CODES - This above list does not include the dates of any Ordinance amendments regarding the Districts since June 7, 2001.**

##### (a) Chapter 102, Districts identified in Article V, District Regulations.

The City is hereby divided into the following classes of **zoning** districts **that were in effect as of --- insert date ---**, the date of the most recent amendments adopted by the City Council to Article V, District Regulations, of this Chapter. The location of these zoning districts are identified on the Official City Zoning Map, as such was amended and adopted on **--- insert date of Council action --**. The standards that apply to these zoning districts are identified in Article V, District Regulations, of this Chapter.

- (1) Residential 15 (Res-15) District, Division 7 of this Chapter. The Residential 15 District was known as the Residential II District until the name of this District was changed on **-- insert date of Council action --** to the Residential 15 District. The Residential II District was initially established on July 17, 1985, however, the amount of area in this District has significantly been reduced in the ensuing years, particularly as a result of the October 7, 2014 amendments now associated with Division 9, Inside the Bypass Districts, and the **--- insert date of Council action ---** amendments associated with the establishment of the Division 14, Southerly Zoning Districts.
- (2) Division 9, Inside the Bypass Zoning Districts. Division 9, Inside the Bypass Zoning Districts, consists of the following 6 zoning districts.
  - a. Residential 1 (Res-1) District. The Residential 1 zoning district was established on October 7, 2014 when the Council adopted the Division 30 amendments for the Inside the Bypass area, and was subsequently amended and readopted on January 19, 2019 as part of the Division 9, Inside the Bypass Zoning Districts. Most of the Residential 1 District was previously included in either the Residential I (former Div 6 that was repealed on October 7, 2014) or Residential II (Div 7) zoning districts that were established on July 17,

1985. It is noted that much of the current Residential 1 area has been subject to zoning standards that date to 1932.

- b. **Residential 2 (Res-2) District.** The Residential 2 zoning district was established on October 7, 2014 when the Council adopted the Division 30 amendments for the Inside the Bypass area, and was subsequently amended and readopted on January 19, 2019 as part of the Division 9, Inside the Bypass Zoning Districts. Most of the Residential 2 District was previously included in the Residential II (Div 7) zoning district that was established on July 17, 1985.
  - c. **Residential 3 (Res-3) District.** The Residential 3 zoning district was established on October 7, 2014 when the Council adopted the Division 30 amendments for the Inside the Bypass area, and was subsequently amended and readopted on January 19, 2019 as part of the Division 9, Inside the Bypass Zoning Districts. Most of the Residential 3 District was previously included in either the Residential II (Div 7) District that was established on July 17, 1985, or the Health Care District (former Div 23) that was established on March 17, 1998. The former Health Care District was repealed on October 7, 2014.
  - d. **Downtown Commercial (DC) District.** The Downtown Commercial (DC) District (formerly Division 8 of this Chapter) was established on July 17, 1985. The Division 8, Downtown Commercial District standards were repealed on October 7, 2014 when the City adopted the Division 30, Inside the Bypass District standards, and on January 15, 2019, the Downtown Commercial District standards were subsequently amended and reestablished as part of the Division 9, Inside the Bypass District standards. It is noted that earlier City Ordinances dating to 1932 identify standards that apply to a similar zoning district in the downtown area.
  - e. **Waterfront Mixed Use 1 (WMU-1) District.** The Waterfront Mixed Use District-1 District was initially part of the Waterfront Mixed Use district (Div 11.5) that was established on July 20, 2004. The City repealed the Waterfront Mixed Use District on October 7, 2014, and created the Waterfront Mixed Use 1 District when it adopted the Division 30, Inside the Bypass District amendments. On January 15, 2019, the WMU-1 zone was amended and reestablished as part of the Division 9, Inside the Bypass District amendments.
  - f. **Waterfront Mixed Use 2 (WMU-2) District.** The Waterfront Mixed Use District 2 District was initially part of the Waterfront Mixed Use district (Div 11.5) that was established on July 20, 2004. The City repealed the Waterfront Mixed Use District on October 7, 2014, and created the Waterfront Mixed Use 2 zone when it adopted the Division 30, Inside the Bypass District amendments. On January 15, 2019, the WMU-2 zone was amended and reestablished as part of the Division 9, Inside the Bypass District amendments.
- (3) **Division 11, Eastside Zoning Districts.** Division 11, Eastside Zoning Districts, consists of the following 5 districts.
- a. **Searsport Avenue Waterfront (SAW) District.** The Searsport Avenue Waterfront

District, formerly Division 13, was established on June 5, 2001. It replaced the former Waterfront III - Eastside Harbor, and Waterfront IV - Eastside Bay zoning districts. On --- identify date of Council action ---, Division 13, Searsport Avenue Waterfront District, was repealed, and concurrently, the Searsport Avenue Waterfront District was included as part of newly adopted standards for Division 11, Eastside Districts.

- b. **Searsport Avenue Commercial (SAC) District.** The Searsport Avenue Commercial District, formerly Division 29, was established on June 5, 2001. The area in this District included properties previously included in the Highway Commercial zone, the General Purpose-A zone, and the Industrial III - Eastside zone. On --- identify date of Council action ---, Division 29, Searsport Avenue Commercial District, was repealed, and concurrently, the Searsport Avenue Commercial District was included as part of newly adopted standards for Division 11, Eastside Districts.
  - c. **Swan Lake Avenue Mixed Use (SLA-MU) District.** The Swan Lake Avenue Mixed Use District was established on April 5, 2022 as part of the amendments adopted for Division 16, Outside Rural Districts. The City, as part of its effort to reorganize and update its zoning district standards, on ---insert date of Council action ---, included the Swan Lake Avenue Mixed Use District in the amendments adopted for Division 11, Eastside Districts. Prior to April 2022, the properties now located in the Swan Lake Avenue Mixed Use District were in one of the following zoning districts: General Purpose-A (former Division 2), Protection Rural-1 (former Division 20), or Route 141 and Mill Lane Commercial (former Division 26), all of which have been repealed.
  - d. **Residential 5 (Res-5) District.** The Residential 5 District includes properties located along Robbins Road. The Residential 5 District was established on April 5, 2022 as part of the amendments adopted for Division 16, Outside Rural Districts. The City, as part of its effort to reorganize and update its zoning district standards, on ---insert date of Council action ---, included the Residential 5 District in the amendments adopted for Division 11, Eastside Districts. Prior to April 2022, the properties in the Residential 5 zone were located in the General Purpose A zone (former Division 2).
  - e. **Residential 6 (Res-6) District.** The Residential 6 District includes properties located in the Patterson Hill area. The Residential 6 District was established on April 5, 2022 as part of the amendments adopted for Division 16, Outside Rural Districts. The City, as part of its effort to reorganize and update its zoning district standards, on ---insert date of Council action ---, included the Residential 6 District in the amendments adopted for Division 11, Eastside Districts. Prior to April 2022, the properties in the Residential 6 zone were located in the Protection Rural 2 zone (former Division 20.5).
- (4) **Division 14, Southerly Zoning Districts.** Division 14, Southerly Zoning Districts, consists of the following 6 zoning districts.
- a. **Residential 7 (Res-7) District.** The Residential 7 District is a newly established district

that was created through the adoption of the Division 14, Southerly Zoning District amendments on --- insert date of Council action ---. Most properties in the Residential 7 zone were previously included in the Residential II (Division 7) zone, that was renamed the Residential 15 zone on --- insert date of Council action ---, however a few properties were in either the Route One South Commercial (former Division 28) zone or the General Purpose B (former Division 3) zone.

- b. Lower Congress Mixed Use (LC-MU) District. The Lower Congress Mixed Use District is a newly established district that was created through adoption of the Division 14, Southerly Zoning District amendments on --- insert date of Council action ---. Prior to this action, all properties in this newly created district were located in the General Purpose B District (former Division 3). The General Purpose B District was repealed on --- insert date of Council action ---.
  - c. Route 1 South Mixed Use (ROS-MU) District. The Route One South Mixed Use district previously was known as the Route One South Commercial District (former Division 28). The Route One South Mixed Use District was formally established on --- insert date of Council action --- when the Division 14, Southerly Zoning District amendments were adopted. The former Route One South Commercial District was established on June 5, 2001, and Division 28 was repealed on --- insert date of Council action ---.
  - d. Route One South Business Park (ROS-BP) District. The Route One South Business Park district was formally established on October 16, 2018. On --- insert date of Council action ---, the Route One South Business Park District was included in the amendments for Division 14, Southerly Zoning Districts. This District includes all properties in the former Industrial IV District (former Division 18, repealed on October 16, 2018), and properties that had been included in the Residential II District (Division 7) that was renamed the Residential 15 District on --- insert date of Council action ---.
  - e. Airport Business Park (ABP) District. The Business Airport Park District was established in 1985 as the Industrial I zone, and was renamed and reestablished as the Airport Business Park District (former Division 15) on April 20, 2014. On --- insert date of Council action ---, the Airport Business Park District was included in the amendments for the Division 14, Southerly Zoning Districts, and concurrently, Division 15, was repealed.
  - f. Airport Growth (AG) District. The Airport Growth District (former Division 21) was established on March 4, 1997. On --- insert date of Council action ---, the Airport Growth District was included in the amendments for the Division 14, Southerly Zoning Districts, and concurrently, Division 21 was repealed.
- (5) Division 16, Northwesterly of Bypass and Outside Rural Districts. Division 16, Northwesterly of Bypass and Outside Rural Districts, consists of 7 zoning districts, and also includes several Special Use Areas that are located in either the Outside Rural-1 or Outside Rural-2 Districts.

The Council, on April 5, 2022, adopted the initial Division 16 amendments for what was known at that time as the Outside Rural Districts. The Council, on --- insert date of Council action ---, adopted amendments to reorganize Article V, District Regulations, that resulted in the following: the renaming of this Division (change from Division 16, Outside Rural Districts, to Division 16, Northwesterly of Bypass and Outside Rural Districts); including 3 new districts in Division 16 (Route 3 Commercial, Office Park, and Route 137 Mixed Use); and moving the standards for 3 of the districts (Swan Lake Avenue Mixed Use, Residential 5, and Residential 6) that were included in the original Division 16 amendments adopted on April 5, 2022, to the Division 11, Eastside Districts, standards that were adopted on by Council action on --- insert date of Council action ---.

- a. Residential 4 (Res-4) District. The Residential 4 District was created on April 5, 2022 when the Council adopted the initial amendments for Division 16, Outside Rural Districts. The standards for the Residential 4 District were amended and remain in the renamed Division 16, as such was amended and adopted by the Council on --- insert date of Council action ---. The Residential 4 District includes properties that previously were located in the former Residential Agricultural I (former Division 4, repealed), Residential Agricultural II (former Division 5, repealed), and Protection Rural (former Division 20, repealed) Districts, as well as the former Route 137 Commercial District (former Division 27, that has been renamed the Route 137 Mixed Use District).
- b. Route 3 Commercial (Rte 3-C) District. The Route 3 Commercial District (formerly Div 24) was initially established on January 23, 2001, and the standards that apply to this District and its boundaries have been amended from time-to-time. The District was included in the new standards adopted on --- insert date of Council action --- for Division 16, and concurrently, Division 24 was repealed.
- c. Office Park (OP) District. The Office Park District (formerly Division 25) was initially adopted on June 7, 2001. 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. On ---insert date of Council action --- Division 12 was repealed in its entirety, and concurrently, the revised standards for the Office Park District were included in Division 16, the Northwesterly of Bypass and Outside Rural Districts.
- d. Route 3 Rural (Rte 3-R) District. The Route 3 Rural District was established on April 5, 2022 as part of the amendments adopted for Division 16, Outside Rural Districts. The standards for this District have been revised and are included in the reorganized standards for the renamed Division 16, Northwesterly of Bypass and Outside Rural Districts that were adopted on --- insert date of Council action ---. The Route 3 Rural District includes properties that were located in the former Residential Agricultural I (former Division 4) and Protection Rural (former Division 20) Districts, both of which were repealed on April 5, 2022.
- e. Outside Rural 1 (OR-1) District. The Outside Rural 1 District was established on April 5,

2022 as part of the Division 16, Outside Rural District amendments. The Outside Rural 1 District was an entirely new zoning district. The revised standards for this District are included in the reorganized and renamed Division 16, Northwesterly of Bypass and Outside Rural Districts, that were adopted on --- insert date of Council action ---. It is noted that this District also includes several properties that are designated as Special Use Areas, as such are identified in Division 16. This District includes properties that previously were 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 either the Residential II or Searsport Avenue Commercial Districts.

- f. **Outside Rural 2 (OR-2) District.** The Outside Rural 2 District was established on April 5, 2022 as part of the Division 16, Outside Rural District amendments. The Outside Rural 2 District was an entirely new zoning district. The revised standards for this District are included in the reorganized and renamed Division 16, Northwesterly of Bypass and Outside Rural Districts, that were adopted on --- insert date of Council action ---. It is noted that this District also includes several properties that are designated as Special Use Areas, as such are identified in Division 16. This District includes properties that previously were 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 (now part of Division 14).
- g. **Route 137 Mixed Use (Rte 137-MU) District.** The Route 137 Mixed Use District (known as Division 27, the Route 137 Commercial District prior to the adoption of the Division 16 amendments on --- insert date of Council action ---), was initially established on June 5, 2001. The revised standards for the renamed Route 137 Mixed Use District are included in Division 16, Northwesterly of Bypass and Outside Rural Districts that were adopted on --- insert date of Council action ---, and concurrently, the former Division 27 standards were repealed on this same date.

(6) **Contract Rezoning.** 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. Certain other properties or uses in the above Districts as well as the Residential 2 and Searsport Avenue Commercial Districts also may qualify for a contract rezoning agreement. Reference the specific Divisions in Article V, District Regulations, for properties or uses that are subject to a potential contract rezoning agreement.

(b) **Other District standards that are in effect.**

**Properties in Belfast may be subject to the following additional District standards.**



- (1) **Aquifer-Watershed Overlay District.** The Aquifer-Watershed Overlay District standards are identified in Article VII, Division 3, of this Chapter. This Overlay District was initially established July 17, 1990.
- (2) **Shoreland Overlay District.** Reference Chapter 82, Shoreland, to review a description of Shoreland Districts in Belfast, the Official Shoreland Map, and the standards that apply to the respective Shoreland Districts. Shoreland requirements identified in Chapter 82, Shoreland, were initially adopted on November 6, 1991, and have been amended in the ensuing years.
- (3) **Floodplain Standards.** Reference Chapter 78, Floods, to review Floodplain standards that may apply to affected properties that are located in a respective flood zone. The City's prior Floodplain Ordinance was based on FEMA flood maps adopted in 1990. The last adopted significant amendments to Chapter 78, Floods, were adopted on June 16 and August 4, 2015, and occurred after FEMA produced new flood maps (2015 maps) for Belfast.

(c) **Repealed Zoning Districts.**

The following Districts were established in 1985 or between 1985 and January 1, 2023 and have been repealed. This list of Districts is provided to assist persons and the City in determining the zoning standards that may have applied to a property at a previous date.

- (1) General Purpose "A" District (Article V, **repealed** 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, **and from 1985 to March 4, 1997, it was included in the General Purpose District.**
- (2) General Purpose "B" District (Article V, **repealed** Division 3 of this Chapter). **The General Purpose "B" District was repealed on --- insert date of Council action ---.** The General Purpose "B" District was established on March 4, 1997, **and from 1985 to March 4, 1997, it was included in the General Purpose District.**
- (3) Residential/Agricultural I District (Article V, **repealed** 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, **and from 1985 to March 4, 1997, it was in the General Purpose District.**
- (4) Residential/Agricultural II District (Article V, **repealed** 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, **and from 1985 to March 4, 1997, it was in the General Purpose District.**

- (5) Residential I Urban District (Article V, **repealed** 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.~~ **(Note: Clause repealed on --- insert date of Council action---).**
- (7) Downtown Commercial (District (Article V, **repealed** Division 8 of this Chapter). **The Downtown Commercial zoning district was initially established in 1985, and the boundaries of this district were amended on several occasions in the ensuing years.** Article V, Division 8, was repealed on October 7, 2014, and the **Downtown Commercial** 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. **It is noted that earlier City Ordinances dating to 1932 identify standards that apply to properties in the downtown area.**
- (8) Waterfront I "A" Downtown District (Article V, **repealed** Division 10 of this Chapter). The Waterfront I "A" zoning district was repealed on October 7, 2014 **when the City adopted the initial standards for the Inside the Bypass area.** The former Waterfront I "A" zoning district was established in 1994.
- (9) Waterfront I "B" Downtown District (Article V, **repealed** 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, **repealed** 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. **The former Waterfront II zoning district was established in 1994.**
- (11) Searsport Avenue Waterfront District (Article V, **repealed** Division 13) **and now included in Division 11, Eastside Districts** of this Chapter). The Searsport Avenue Waterfront District was established on June 5, 2001, **and was repealed on --- insert date of Council action --- when the Council adopted the Division 11 standards for the Eastside Districts.** This District replaced the former Waterfront III - Eastside Harbor, and Waterfront IV - Eastside Bay zoning districts.
- (12) Business - Park Airport District (Article V, **repealed** Division 15 of this Chapter). **The Business-Airport District was repealed on --- insert date of Council action --- when the Council established Division 14, Southerly Zoning Districts.** ~~This~~ **The Business Airport** 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, **repealed** 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, **repealed** Division 18 of this Chapter). Repealed on October 16, 2018; the date of Council action to adopt the Route One South Business Park **district**. The former Industrial IV zoning district was established on May 19, 1988.
- (15) Protection Rural District (Article V, **repealed** 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. **From 1985 until March 4, 1997, this area was in the General Purpose zone.**
- (16) Protection Rural-2 District (Article V, **repealed** Division 20.5 of this Chapter). **Division 20.5 was** ~~repealed~~ 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. **From 1985 until March 4, 1997, this area was in the General Purpose zone, and from March 4, 1997 until July 5, 2000, this area was in the General Purpose A zone.**
- (17) Airport Growth District (Article V, **repealed** Division 21 of this Chapter). **Division 21, Airport Growth District was repealed on --- insert date of Council action --- when the Council adopted the Division 14, Southerly Zoning District standards.** The Airport Growth zoning district was established on March 4, 1997. **From 1985 until March 4, 1997, this area was in the General Purpose zone.**
- (18) Residential Growth District (Article V, **repealed** 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. **From 1985 until March 4, 1997, this area was in the General Purpose zone.**
- (19) Health Care District (Article V, **repealed** 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 (see reference eChapter 82, Shoreland).~~ **Clause repealed on --- insert date of Council action ---.**
- (21) ~~Aquifer Watershed Overlay District (Article VII, Division 3 of this Chapter). This Overlay District was initially established July 17, 1990.~~ **Clause repealed on --- insert date of Council action ---.**
- (22) Route 3 Commercial District (Article V, **repealed** Division 24 of this Chapter). **Division 24, Route 3 Commercial District, was repealed on --- insert date of Council action --- when the Council adopted the Division 16, Northwesterly of Bypass and Outside Rural District standards.** 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. **From 1985 until January 23, 2001, most of this area was located in the former Highway Commercial zoning district.**

- (23) Office Park District (Article V, **repealed** Division 25 **and subsequently Division 12** 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. **On --- insert date of Council action ---, Division 12 was repealed when the Office Park District standards were included in the Division 16, Northwesterly of Bypass and Outside Rural District standards. Division 25, Office Park District, was established on June 7, 2001. Prior to 2001 the area was in two different zoning districts; Highway Commercial and Industrial I.**
- (24) Route 141 and Mill Lane Commercial District (Article V, **repealed** Division 26 of this Chapter). **Division 26 was** 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. **Prior to June 5, 2001, portions of this zoning district were included in several zoning districts, particularly the Highway Commercial zone and the General Purpose zone.**
- (25) Route 137 Commercial District (Article V, **repealed** Division 27 of this Chapter). **Division 27 was repealed on --- insert date of Council action --- and the Route 137 Commercial District was included in the revised standards for Division 16, Northwesterly of Bypass and Outside Rural District.** 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 **original** Division 16, Outside Rural amendments. **Prior to June 2001, and since 1985, most of the Route 137 Commercial area was in a former Highway Commercial zone.**
- (26) Route 1 South Commercial District (Article V, **repealed** Division 28 of this Chapter). **Division 28 was repealed on --- insert date of Council vote --- and the renamed Route One South Mixed Use District was included in the Division 14, Southerly Zoning District standards.** The Route One South Commercial District was established on June 5, 2001. **From 1985 to June 2001, most of this area was in a Highway Commercial zone.**
- (27) Searsport Avenue Commercial District (Article V, **repealed** Division 29 of this Chapter). **Division 29 was repealed on --- insert date of Council action --- and the Searsport Avenue Commercial District was included in the revised standards for Division 11, Eastside Districts.** The Searsport Avenue Commercial District was established on June 5, 2001, however, the **amount of** area included in this District was amended on April 5, 2022, the date of Council action on the Division 16, Outside Rural amendments. **Prior to 2001, the area included in the Searsport Avenue Commercial District was in one of several zoning districts; Highway Commercial (area within 500 feet of Route 1), Industrial III, or General Purpose A.**
- (28) Waterfront Mixed Use District (Article V, **repealed** 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 either the Waterfront Mixed Use 1 or Waterfront Mixed Use 2 Districts; ~~reference (29) and (30) below~~ **when the Council adopted the initial standards for the Inside the Bypass zoning districts that are now included in Division 9.**

- (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. Clause repealed on --- insert date of Council action ---.~~
- (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. Clause repealed on --- insert date of Council action ---.~~
- (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. Clause repealed on --- insert date of Council action ---.~~
- (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. Clause repealed on --- insert date of Council action ---.~~
- (33) Route One South Business Park District (Article V, **repealed** Division 19, of this Chapter). **Division 19 was repealed on --- insert date of Council action --- and was included in the newly created standards for Division 14, Southerly Zoning Districts.** The Route One South Business Park District was **initially** 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), Residential Agricultural II (repealed), Route 137 Commercial, and Protection Rural (repealed) Districts. Clause repealed on --- insert date of Council action ---.~~
- (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. Clause repealed on --- insert date of Council action ---.~~
- (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. Clause repealed on --- insert date of Council action ---.~~

(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. Clause repealed on --- insert date of Council action ---.~~

(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. Clause repealed on --- insert date of Council action ---.~~

(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. Clause repealed on --- insert date of Council action ---.~~

(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. Clause repealed on --- insert date of Council action ---.~~

(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. Clause repealed on --- insert date of Council action ---.~~

(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.~~ **This clause was repealed on --- insert date of Council action ---, and the clause on Contract Rezoning Agreements was moved to (b) of this Section.**