

**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 IV. DESCRIPTION OF DISTRICTS**

**Notes & Information to the Public on the Proposed Amendments.**

**1) Background Information and Purpose of Amendments.**

Chapter 102, Zoning, Article IV, District Descriptions, is a description of the boundaries of the zoning districts included in Article V, District Regulations. The City needs to make numerous revisions to this Article because of the significant number of changes made to the zoning districts identified in Article V. In addition, the proposed revisions start the shift of largely depending on the zoning map to identify district boundaries rather than having a physical description of each district. With the advent of electronic mapping, that is much less need for having a physical description of each district.

Readers should refer to the Official Zoning Maps included in Tab 1 (Article V, District Regulations, Division 1) for the current City Zoning Map as well as changes that would occur as a result of the amendments now recommended by the Planning Board that are the subject of this First Reading.

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

The amendments presented at 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](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** 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](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).

TEXT OF PROPOSED AMENDMENTS

CHAPTER 102, ZONING

ARTICLE IV. DESCRIPTION OF DISTRICTS.

Sec. 102-251. General ~~p~~Purpose "A" District. [Ord. No. 28-1997, appendix, 3-4-1997].  
[Note: The City Council repealed Article V, District Regulations, Division 2, General Purpose "A" District, at its meeting of April 5, 2022, and at its meeting of -- insert date of Council action --, voted to repeal Sec 102-251, the district description for the General Purpose "A" district.]

The boundaries of the General Purpose "A" District are as follows:

~~Beginning at a point 500 feet northerly of centerline of Searsport Avenue (Route 1) on the Searsport town line; thence westerly and parallel to the centerline of Searsport Avenue and 500 feet northerly of Searsport Avenue (Route 1) to the thread of the Goose River; thence northwesterly by the thread of the Goose River to a point 500 feet westerly of the centerline of Route 141 (Swan Lake Avenue) and measured perpendicular to Route 141 (Swan Lake Avenue); thence southerly and parallel to the centerline of Route 141 (Swan Lake Avenue) and 500 feet westerly therefrom to a point 500 feet northerly to the centerline of Searsport Avenue (U.S. Route 1) which point lies within the bound of Tax Map 19 Lot 7; thence westerly and parallel to the centerline of Searsport Avenue (U.S. Route 1) and 500 feet northerly therefrom to the mean high water line on the east bank of the Passagassawakeag River; thence northwesterly along the Passagassawakeag River to the intersection of the centerline of Robbins Road extended to the Passagassawakeag River; thence northeasterly along the centerline of the Robbins Road to the centerline of Kaler Road; thence northerly along the centerline of Kaler Road to the centerline of West Swanville Road (so called); thence northerly by the centerline of West Swanville Road (so called) to the Belfast/Swanville town line; thence easterly along such town line to the centerline of Route 141 (Swan Lake Avenue); thence southerly along the centerline of Route 141 (Swan Lake Avenue) to the centerline of Back Searsport Road; thence easterly along the centerline of Back Searsport Road to the Belfast/Searsport town line; thence southerly along the Belfast/Searsport town line to the point of beginning.~~

Sec. 102-252. General purpose "B" District. [Ord. No. 28-1997, appendix, 3-4-1997].  
[Note: The City Council repealed Article V, District Regulations, Division 3, General Purpose "B" District, at its meeting of -- insert date of Council action --, and at this same meeting, voted to repeal Sec 102-252, the district description for the General Purpose "B" district.]

The boundaries of the General Purpose "B" District are as follows:

~~Beginning at the intersection of the centerline of Congress Street and the centerline of Route 1 bypass; thence southeasterly along the centerline of the Route 1 bypass to a point~~

~~located on the westerly extension of the northerly bound of Tax Map 31 Lot 2 and the centerline of the Route 1 bypass; thence westerly along the westerly extension of the northerly bound of Tax Map 31 Lot 2 to a point 500 feet westerly of the Route 1 bypass; thence southerly and parallel to Northport Avenue (Route 1) and 500 westerly of the centerline of Northport Avenue (Route 1) to the centerline of Perkins Road; thence westerly along the centerline of Perkins Road to the centerline of Congress Street; thence northerly along the centerline of Congress Street to the point of beginning.~~

Sec. 102-253. Residential/Agricultural I District. [Ord. No. 28-1997, appendix, 3-4-1997; Ord. No. 11-1998, 8-14-1998]

[Note: The City Council repealed Article V, District Regulations, Division 4, Residential/Agricultural I District, at its meeting of April 5, 2022, and at its meeting of ~~insert date of Council action --~~, voted to repeal Sec 102-253, the district description for the Residential/Agricultural I district].

The boundaries of the Residential/Agricultural I District are as follows:

~~Beginning at a point at the intersection of the centerline of Route 52 and the centerline of Edgecomb Road; thence southwesterly along the centerline of Route 52 to the intersection of the centerline of Route 52 and the centerline of Back Belmont Road; thence continuing southerly following the centerline of Route 52 to a point located 250 feet measured on a line perpendicular to the centerline of Back Belmont Road; thence westerly parallel to and 250 feet from the centerline of Back Belmont Road to a point on the easterly bound of Tax Map 1 Lot 20; thence northerly along the easterly bound of Tax Map 1 Lot 20 to the centerline of Back Belmont Road; thence westerly along the centerline of Back Belmont Road to the centerline of Jessie Robbins Road; thence northerly along the centerline of Jessie Robbins Road to the intersection of the centerline of Jessie Robbins Road and the centerline of Route 3; thence westerly along the centerline of Route 3 to the centerline of the Belmont/Belfast town line; thence northerly along the Belfast/Belmont and the Belfast/Morrill town lines to the Waldo town line; thence easterly along the Belfast/Waldo town line to a point on the Belfast/Waldo town line and the northeasterly-most corner of Tax Map 6 Lot 25; thence southerly in a straight line along the northerly extension of the easterly bound of Tax Map 6 Lot 26 and an extension thereof to the centerline of Head of the Tide Road; thence easterly along the centerline of Head of the Tide Road to the intersection of the centerline of Head of the Tide Road and the centerline of Doak Road; thence southerly along the centerline of Doak Road to the intersection of the centerline of Route 137; thence southeasterly along the centerline of Route 137 to the intersection of the centerline of Marsh Road; thence westerly along the centerline of the Marsh Road to the intersection of the centerline of Marsh Road and the centerline of Crocker Road; thence southerly along the centerline of Crocker Road to a point 500 feet northerly of centerline of Route 3; thence westerly and parallel to centerline of Route 3 and 500 feet from the centerline of Route 3 to a point which lines on the northerly extension of the centerline of the Edgecomb Road; thence southerly along said extension and the centerline of the Edgecomb Road back to the point of beginning.~~

Sec. 102-254. Residential/Agricultural II District. [Ord. No. 28-1997, appendix, 3-4-1997;

Ord. No. 80-2001, 6-7-2001; Ord. of 10-2-2007(2)]

[Note: The City Council repealed Article V, District Regulations, Division 5, Residential/Agricultural II District, at its meeting of April 5, 2022, and at its meeting of -- insert date of Council action --, voted to repeal Sec 102-254, the district description for the Residential/Agricultural II district.]

~~The boundaries of the Residential/Agricultural II District are as follows. All references to Map/Lot numbers are references to the boundaries of properties as such were depicted on the City of Belfast Official Tax Assessor Maps on April 1, 2005.~~

~~Beginning at the intersection of the centerline of the Marsh Road and the centerline of Crocker Road; thence easterly along the centerline of the centerline of Marsh Road to a point 500 feet westerly of the centerline of Route 137; thence southerly and parallel to the centerline of Route 137 and 500 feet westerly of Route 137 to the centerline of the Route #1 By-pass; thence southerly along the centerline of the Route 1 By-pass for a distance of about of about 200 feet until this line intersects with southerly side lot line of a property identified as Map 14-Lot 2; thence westerly for a distance of about 3,450 feet along the southern (side) bound of Map 14-Lot 2, to a point at which said bound intersects with the easterly bound of Map 5-Lot 11; thence northerly for a distance of about 920 feet along the rear (westerly) bound of Map 14-Lots 2 and 3, and a portion of the rear bound of Map 5, Lot 81, until said line intersects with the southeasterly corner of Map 5, Lot 37; thence westerly along the common lot line of Map 5, Lots 36A and 37, until said line intersects with northeast corner of Map 5, Lot 36; thence southerly for a distance of about 2,900 feet along the easterly side lot line of Map 5, Lot 36 and Map 5, Lots 33A and 33C, until said line intersects with the southeast corner of Map 5, Lot 33C; thence southwestward for a distance of about 270 feet along the southerly bound of Map 5, Lot 33C, until said line intersects with the centerline of Crocker Road; thence northerly along the centerline of the Crocker Road to the point of beginning.~~

Sec. 102-255. Residential I Urban District. [Ord. No. 28-1997, appendix, 3-4-1997]. [Note: Section 102-255 repealed by City Council on January 2, 2019. Article V, District Regulations, Division 6, Residential Urban I District, was repealed by the City Council on October 7, 2014.]

Sec. 102-256. Residential H 15 District. [Ord. No. 28-1997, appendix, 3-4-1997; Ord. No. 81-2001, 6-7-2001]

[Notes:

- a. The City Council, at its meeting of -- insert date of Council action -- adopted amendments to Article V, District Regulations, to rename Division 7, Residential II district, to the Residential 15 district, and adopted amendments to the City Official zoning map that reduced the amount of area in the newly named Residential 15 district. The amount of area in this district is as shown on the Official Zoning Map and as is now described in this Section, Sec 102-255.
- b. The Council, at its meeting of April 5, 2022, adopted amendments to Article V, District

Regulations, to establish Division 16, Outside Rural Districts. Said amendments affected the amount of area included in Division 7, Residential II district. At that time, the boundaries of the Residential II zone were as shown on the Official Zoning Map that the City adopted on April 5, 2022.

- c. The City Council, at its meeting of October 16, 2018, adopted amendments to Article V, District Regulations to establish the Route One South Business Park zoning district. And, the City Council, at its meeting of October 7, 2014, adopted amendments to Article V, District Regulations, to establish the Division 9, Inside the Bypass zoning districts. The above two amendments revised the amount of area included in the Division 7, Residential II district, and the areas included in the Residential II zone were described in the amendments to Sec 102-256 adopted by the Council at its meeting of October 16, 2018.]

Effective -- insert date of Council action -- the boundaries of the Residential II 15 District include 6 distinct areas. A description of the boundaries of the respective areas is as follows.

~~Area 1. An area that includes all of the following properties, as such were identified on the City Tax Maps that were in effect on April 1, 2018, that are located in the area that is bounded by the Little River to the east, the City of Belfast/Town of Northport municipal boundary to the south, and Herrick Road to the northwest: Tax Map 4, Lots 23, 23-A, 23-B, 23-C, 23-D, 26, 27, 28, 28-A, 30 and 30-A. The northwesterly bound of this area is the centerline of Herrick Road.~~

~~Area 2. An area that includes the following four properties that have road frontage on and which are located directly adjacent to Perkins Road, as such were identified on the City Tax Maps that were in effect on April 1, 2018: Tax Map 4, Lots 10, 10-A, 12 and 12-D. The northerly bound of this area shall be the centerline of Perkins Road, the easterly bound shall be the common property line between Map 4, Lot 12-D and Map 4, Lot 12-A, the southerly bound shall be the rear property line for the 4 properties in this area (Lots 10, 10-A, 12 and 12-D), and the westerly bound shall be the Little River.~~

~~Area 3. An area that includes the following four properties that have road frontage on and that are located westerly of Northport Avenue (Route 1), and that are located southerly of Perkins Road, as such were identified on the City Tax Maps that were in effect on April 1, 2018: Tax Map 29, Lots 40, 41, 42 and 43. The northerly bound of this area shall be the centerline of Perkins Road, the easterly bound shall be the centerline of Northport Avenue (Route 1), the southerly bound shall be the common property line between Lot 40 and Map 29, Lot 39, and the westerly bound shall be the rear property line for the 4 properties in this area (Lots 40, 41, 42 and 43).~~

~~Area 4. Beginning at a point that is the centerline of Northport Avenue (Route 1) that is located at the Belfast/Northport municipal boundary; thence northerly by the centerline of Northport Avenue for a distance of about 2,000 feet to the northwesterly corner of a property identified as Tax Map 29, Lot 4, which has road frontage on Northport Avenue;~~

~~thence easterly along the northerly bound of Map 29, Lot 4 for a distance of 176 feet and thence continuing in a southerly direction along the rear bound of Map 29, Lot 4 for a distance of 50 feet; thence easterly along the southerly bound of Tax Map 29, Lot 2 for a distance of about 585 to the southeasterly most corner of this property; thence northerly along the common property lines shared by Map 29, Lot 2 and Map 29, Lots 1 and 3 for a distance of about 461 feet to the northeasterly most corner of Map 29, Lot 2; thence westerly along the northerly most property line for Map 29, Lot 2 for a distance of about 265 feet to a point that is located 500 feet from the centerline of Northport Avenue (Route 1); thence in a northerly direction from said point continuing along a line that is parallel to and 500 feet from the centerline of Northport Avenue (Route 1) for a distance of about 1,660 feet until said line intersects with the southerly bound of a property identified as Map 31, Lot 6; thence easterly along the southerly bound of a property identified as Map 31, Lot 6 for a distance of about 835 feet until said line intersects with a point that is the normal high water mark of Belfast Bay; and thence southerly along the normal high water mark (coast) of Belfast Bay and continuing along the normal high water mark of the Little River for a distance of about 8,000 feet to the point of beginning. The property lines referenced in this description are the property lines that were shown on the City Tax Maps in effect on April 1, 2018.~~

~~Area 5-~~ An area that includes all or portions of the following properties, as such were identified on the City Tax Maps that were in effect on April 1, 2018, that are located near the intersection of High Street and Vine Street. All of the following properties: Map 14, Lots 18, 19, 20-A, 26, 27 and 28. The portions of the following properties as described:

- a) Map 14, Lot 20. Beginning at a point along Vine Street that is about 40 feet from the northeasterly corner of said lot; thence easterly along Vine street for a distance of 40 feet to the northeasterly corner of said lot; thence southerly along the easterly lot line for said lot to a point that is about 145 feet from the northeasterly corner; and thence northwesterly at an angle of about 45 degrees to the point of beginning. The remainder of said property, as of April 1, 2018, is located in the Route 137 Commercial zoning district.
- b) Map 14, Lot 24. Beginning at a point that is the northwesterly rear corner of a property identified as Map 14, Lot 25; thence easterly for a distance of about 110 feet along the southerly bound of said lot to the southeasterly most corner of said lot; thence in a northerly direction for a distance of about 100 feet to the northeasterly most corner of said lot; thence westerly along the common property line shared by Lot 25 and Map 14, Lot 29, to a point that is about 160 feet westerly of the northeasterly most corner of Lot 25; and thence in a southeasterly direction for a distance of about 121 feet through Lot 25 to the point of beginning. The area identified in this description is equal to about 14,215 square feet of the total land area for Map 14, Lot 25. The remaining portion of Map 14, Lot 25, as of April 1, 2018, was located in the Route 137 Commercial zoning district.
- c) Map 14, Lot 25. The City identifies the size of this property as about 6,789 square feet. The portion of this property that is located in the Residential II zoning district is about 5,155 square feet, with the remainder, about 1,634 square feet, as of April 1, 2018, being located

in the Route 137 Commercial zoning district. The portion of the property located in the Residential II zoning district is as follows: beginning at the southeasterly most corner of Lot 25 and continuing about 77 feet along the easterly most bound of the property to the northeasterly most corner of the lot; thence westerly along the northerly most bound of Lot 25 for a distance of about 90 feet to the northwesterly most bound of Lot 25; thence in a southeasterly direction through Lot 25 for a distance of about 80 feet to a point that is about 40 feet from the southwesterly most corner of said lot and that is located adjacent to Vine Street; and thence northeasterly along the front lot line for this property located adjacent to Vine Street for a distance of about 50 feet to the point of beginning.

~~Area 6. A portion of a property identified on the City Tax Maps as Map 16, Lot 23-B, that is about 6.25 acres in size, as such was identified on the City Tax Maps that was in effect on April 1, 2018. The westerly most portion of this property is about 475 feet in width and is parallel to a line that is 500 feet from the centerline of Route 137/Waldo Avenue. The easterly most portion of this property is about 615 feet in width and directly borders the common property line of a property identified as Map 16, Lot 25.~~

**Sec. 102-257. Downtown Commercial District. [Ord. No. 28-1997, appendix, 3-4-1997]**

The boundaries of the Downtown Commercial District are as depicted on the Official Zoning Map as was last published in March 2016, and as said Map may be amended from time to time.

**[Note: The City has published 3 updates to the Official Zoning Map since March 2016. It is noted that none of these maps, including the most recent Map that will be published in March 2023, identify any changes to the boundaries of the Downtown Commercial district as such was depicted on the March 2016 Map.]**

**Sec. 102-258. (Reserved)<sup>1</sup>**

**[Reference Editor Note 1 at the end of this Article.]**

**Sec. 102-259. Waterfront I "A" Downtown District. [Ord. No. 28-1997, appendix, 3-4-1997]**  
**[The City Council, at its meeting of October 7, 2014, repealed the provisions for the Waterfront I "A" zoning district in Article V, District Regulations, Division 10, Waterfront I "A" zoning district. The City Council, at its meeting of January 2, 2019, repealed the specific provisions of Sec 102-259, the description for the Waterfront I "A" zoning district.]**

**Sec. 102-260. (Reserved)<sup>2</sup>**

**[Reference Editor Note 2 at the end of this Article.]**

**Sec. 102-260.5. Waterfront Mixed Use-1 district. [Ord. No. 3-2005, 7-20-2004]**

**[Note - The Belfast City Council, at its meeting of October 7, 2014, adopted amendments to Article V, District Regulations, to establish the Waterfront Mixed Use-1 and Waterfront**

**Mixed Use-2 zoning districts as part of Division 9, Inside the Bypass zoning districts. The City Council, at its meeting of January 2, 2019, voted to adopt amendments to Article IV, Sec 102-260.5 to amend the district description for the Waterfront Mixed Use district to serve as the district description for the Waterfront Mixed Use-1 zoning district. At this same meeting, the Council adopted the district description for the Waterfront Mixed Use-2 zoning district; reference Section 102-260.75.]**

- (a) Purpose of district. The intent is to establish a zoning district that supports both a working waterfront, and a waterfront that is a commercial area on the edge of downtown. This area, and the area included in the Waterfront Mixed Use-2 district, is the only waterfront land in Belfast that is now used as a working waterfront and **which that** supports mixed used development, including residential uses. The area should allow intense, but well managed development, and the City should implement flexible zoning tools to support intense development activities. The City also is a major land owner in the area and uses much of its land for public parks and recreation. The use of City lands as parks creates an opportunity to allow more intensive use of other lands in the area.
- (b) Description of district. (Note: For properties identified in **the this** description, reference the boundaries of properties shown on the City of Belfast Tax Assessor Maps that were in effect on April 1, 2015.)

Area 1: Beginning at a point that is the centerline of Front Street at the intersection of Front Street and Pierce Street; thence westerly along the centerline of Pierce Street to the centerline of the intersection of Pierce Street and River Avenue; thence northerly and northwesterly along the centerline of River Avenue to the centerline of the intersection of River Avenue and Field Street; thence westerly along the centerline of Field Street to the centerline of the intersection of Field Street and High Street; thence northerly and northwesterly along the centerline of High Street to the midpoint of the overpass of Route One; thence easterly along the centerline of Route 1 to the westerly most bound of the Passagassawaukeag River, a point which is the normal high water mark of the River; thence easterly along the normal high water mark of the Passagassawaukeag River and Belfast Bay; thence southeasterly along the normal high water mark of the Passagassawaukeag River to the westerly bound of the property identified as Map 11, Lot 137; thence southerly and thence easterly along the inland bound of Map 11, Lot 137 to a point that intersects with the westerly bound of Map 11, Lot 141-B; thence southerly along the westerly bound of both Map 11, Lot 141-B and Map 11, Lot 138 to the centerline of Front Street; and thence westerly along the centerline of Front Street to the point of beginning.

Area 2: This area includes all of the area located in the following four properties: Map 11, Lot 149, Map 11, Lot 154, Map 11, Lot 158, and Map 37, Lot 54. The bounds of the district shall extend to the centerline of the respective streets on which the above properties have street frontage.

**Sec 102-260.75. Waterfront Mixed Use-2 district.**

**[Note: The City Council voted to establish the Waterfront Mixed Use-2 zoning district at its meeting of October 7, 2014, and at its meeting of January 2, 2019, adopted Sec 102-260.75 to establish the district description of the Waterfront Mixed Use-2 district.]**

- (a) Purpose of district. The intent is to establish a zoning district that supports both a working waterfront, and a waterfront that is a commercial area on the edge of downtown. This area and the area included in the Waterfront Mixed Use-1 district is the only waterfront land in Belfast that is now used as a working waterfront and **which that** supports mixed used development, including residential uses. The area should allow intense, but well managed development, and the City should implement flexible zoning tools to support intense development activities. The City also is a major land owner in this area and uses much of its land for public parks and recreation. The use of City lands **as for** parks creates an opportunity to allow more intensive use of other lands in the area.
- (b) Description of District. (Note: For properties identified in this description, reference the boundaries of properties shown on the City of Belfast Tax Assessor Maps that were in effect on April 1, 2015.

Area 1: This area includes all of the land located **in-on** the following three properties: Map 37, **Lot** 54-A; Map 37, Lot 106; and Map 37, Lot 107-A. The bounds of the district shall extend to the centerline of Front Street for the adjacent parcels of Map 37, Lot 54-A and Map 37, Lot 106.

Area 2: Beginning at a point that is the centerline of Front Street at the intersection of Miller Street and Front Street; thence northwesterly along the centerline of Front Street to a point that is the westerly bound of Map 11, Lot 138 and Map 11, Lot 141-B to a point that is the southerly bound of Map 11, Lot 137; thence westerly along the southerly bound of Map 11, Lot 137 to a point that is the southwesterly corner of this property; thence northerly along the westerly most bound of Map 11, Lot 137 to the normal high water mark of the Passagassawakeag River; thence continuing easterly along the normal high water mark of the Passagassawakeag River to a point that is the northeasterly corner of Map 11, Lot 144; thence southwesterly along the southeasterly bound of Map 11, Lot 144 to the centerline of Front Street which is the point of beginning.

**Sec. 102-261. (Reserved)<sup>3</sup>**  
**[Reference Editor Note 3 at the end of this Article.]**

**Sec. 102-262. Searsport Avenue Waterfront District. [Ord. No. 78-2001,<sup>4</sup> 6-5-2001]**  
**[Reference Editor Note 4 at the end of this Article.]**

The boundaries of the Searsport Avenue Waterfront are as follows:

Beginning at the mean high water on the east shore of Belfast Bay (Penobscot Bay) at the

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centerline of Searsport Avenue (U.S. Route 1 By-Pass); thence southeasterly and easterly by the mean high water line on the east shore of Belfast Bay (Penobscot Bay) to a point on the Belfast/Searsport line at the mean high water of Belfast Bay (Penobscot Bay); thence northerly on the Belfast/Searsport line to the centerline of Searsport Avenue (U.S. Route 1); thence westerly by the centerline of Searsport Avenue (U.S. Route 1) to the mean high water mark on the east shore of Belfast Bay (Penobscot Bay), which is the point of beginning.

**Sec. 102-263. (Reserved)<sup>5</sup>**

**[Reference Editor Note 5 at the end of this Article.]**

**Sec. 102-264. ~~Airport~~ Business Park~~Airport~~ District. [Ord. No. 28-1997, § appendix, 3-4-1997; Ord. No. 33-2004, 4-20-2004]**

The boundaries of the ~~Airport~~ Business Park~~Airport~~ District are as follows:

The ~~Airport~~ Business Park~~Airport~~ District includes all property located within the bounds of the following properties, as such properties existed on April 1, 2004 (reference City of Belfast Tax Maps), Map 4, Lots 2A, 3A, 3, 67, 100, 101 and 103 and Map 34, Lots 40, 41 and 43. The bounds of this district are more particularly described as follows: beginning on the centerline of the U.S. Route 1 bypass and the centerline of Congress Street; thence northwesterly along the centerline of the U.S. Route 1 bypass for a distance of 2,950 feet; thence westerly at angle of about 270° for a distance of 1,575 feet; thence southeasterly at an angle of about 145° for a distance of 1,050 feet; thence due westerly at an angle of 270° for a distance of 750 feet; thence in a southerly direction at an angle of about 183° for a distance of 1,125 feet; thence westerly at an angle of 275° for a distance of 1,350 feet; thence southerly at an angle of 175° for a distance of 700 feet; then easterly at an angle of 95° for a distance of 1,675 feet; thence southeasterly at an angle of about 170° for a distance of 2,250 feet; thence easterly at an angle of about 100° for a distance of 2,475 feet to the centerline of Congress Street; thence northerly by the centerline of Congress Street for a distance of 3,250 feet to the point of beginning. All angles are measured from the true north arrow identified on the City of Belfast Tax Assessor maps.

**Sec. 102-265. through Sec. 102-266. (Reserved)<sup>6</sup>**

**[Reference Editor Note 6 at the end of this Article.]**

**Sec. 102-267. Industrial IV Perkins Road District. [Ord. No. 28-1997, appendix, 3-4-1997; Ord. No. 39, 5-3-2005]**

Section 102.267 was repealed **by the City Council** on October 16, 2018.

**Sec. 102-268. (Reserved)<sup>7</sup>**

**[Reference Editor Note 7 at the end of this Article.]**

Sec. 102-269. Protection Rural District. [Ord. No. 28-1997, appendix, 3-4-1997; Ord. No. 11-1998, 8-4-1998]

[Note: The City Council repealed Article V, District Regulations, Division 20, Protection Rural district, at its meeting of April 5, 2022, and at its meeting of -- insert date of Council action --, voted to repeal Sec 102-269, the district description for the Protection Rural district.]

The boundaries of the Protection Rural District are as follows:

~~Beginning at the intersection of Herrick Road and the Belfast/Northport town line; thence northerly along the centerline of Herrick Road to the point where Herrick Road crosses the Little River; thence westerly along the thread of the Little River to the point where Little River crosses the centerline of Route 52; thence southwesterly along the centerline of Route 52 to the intersection of the centerline of Back Belmont Road and the centerline of Route 52; thence continuing southerly following the centerline of Route 52 to a point located 250 feet measured on a line perpendicular to the centerline of Back Belmont Road; thence westerly parallel to and 250 feet from the centerline of Back Belmont Road to a point on the easterly bound of Tax Map 1 Lot 20; thence northerly along the easterly bound of Tax Map 1 Lot 20 to the centerline of Back Belmont Road; thence westerly along the centerline of Back Belmont Road to the intersection of the centerline of Jessie Robbins Road; thence northerly along the centerline of Jessie Robbins Road to the intersection of the centerline of Jessie Robbins Road and the centerline of Route 3; thence westerly along the centerline of Route 3 to the Belfast/ Belmont town line; thence southerly and easterly by the line of the Belfast/Belmont town line and Belfast/Northport town line to the point of beginning.~~

~~Beginning at the intersection of the centerline of Marsh Road and the centerline of Route 137; thence northerly along the centerline of Route 137 to the intersection of Route 137 and the centerline of Doak Road; thence northerly along the centerline of Doak Road to the intersection of the centerline of Head of Tide Road; thence westerly along the centerline of Head of Tide Road to a southerly extension of the easterly bound of Tax Map 6 Lot 26; thence to and along the easterly bound of Tax Map 6 Lot 26 and northerly extension thereof to the northeasterly corner of Tax Map 6 Lot 25 on the Belfast/Waldo line; thence easterly along the Belfast/Waldo and Belfast/Swanville town lines to the intersection of the centerline of West Swanville Road (so-called); thence southerly along the centerline of West Swanville Road (so-called) to the intersection of the centerline of Kaler Road and the centerline of West Swanville Road; thence southerly along the centerline of Kaler Road to the intersection of the centerline of Robbins Road and the centerline of Kaler Road; thence southerly along the centerline of Robbins Road and an extension thereof across the Passagassawakeag River to a point located westerly of the mean high-water line of the Passagassawakeag River and the centerline of the old Robbins Road on the west shore of the Passagassawakeag River; thence westerly in a straight line to the point of beginning.~~

~~Beginning at the intersection of the centerline of Route 141 (Swan Lake Avenue) and the~~

~~Swanville town line; thence southerly along the centerline of Route 141 (Swan Lake Avenue) to the centerline of Back Searsport Road; thence easterly along the centerline of Back Searsport Road to the Searsport town line; thence northerly along the Belfast/Searsport town line to the Belfast/Swanville town line; thence westerly along the Belfast/Swanville town line to the point of beginning.~~

**Sec. 102-269.5. Protection Rural-2 District. [Ord. No. 1-2000, 7-5-2000]**

**[Note: The City Council repealed Article V, District Regulations, Division 20.5, Protection Rural-2 district, at its meeting of April 5, 2022, and at its meeting of -- insert date of Council action --, voted to repeal Sec 102-269.5, the district description for the Protection Rural-2 district.]**

~~The boundaries of the Protection Rural-2 District are as follows:~~

~~Beginning at a point on the centerline of the intersection of Robbins Road and Patterson Hill Road, which is located about 500 feet northeast of the intersection of Swan Lake Avenue and Robbins Road; thence northerly along the centerline of Patterson Hill Road for a distance of about 700 feet until such line intersects with the southeasterly corner of a parcel identified as Tax Map 18, Lot 59; thence northerly along this property line for a distance of about 330 feet, until such property line intersects with the southeasterly corner of a parcel identified as Tax Map 18, Lot 62; thence northwesterly at an angle of approximately 45° along the southerly boundary of a parcel identified as Tax Map 18, Lot 62 for a distance of about 405 feet, to the point where this property line intersect with the northeasterly boundary of a parcel identified as Tax Map 18, Lot 63; thence easterly at an angle of approximately 45° along the northerly boundary of a parcel identified as Tax Map 18, Lot 62 for a distance of about 364 feet, to the point where this property line intersects with the southeasterly boundary of a right-of-way that is associated with a parcel identified at Tax Map 18, Lot 61, said projection forming a triangular piece of property; thence northerly along the southeasterly boundary of a right-of-way that is associated with a parcel identified as Tax Map 18, Lot 61, for a distance of about 278 feet, to a point where this property line intersects with the southeasterly corner of a parcel identified as Tax Map 18, Lot 60; thence westerly along the southerly boundary of a parcel identified as Tax Map 18, Lot 60, for a distance of 330 feet, to a point where this property line terminates at the southwesterly corner of this parcel, Tax Map 18, Lot 60, for a distance of about 960 feet, until such property line intersects with a Central Maine Power right-of-way thence northwesterly along the Central Maine Power right-of-way for a distance of about 4,000 feet, until such right-of-way intersects with the centerline of a private road known as Staples Road; thence southwestly along the centerline of Staples Road for a distance of about 1300 feet until this Road intersects with the centerline of the West Swanville Road; thence southerly along the centerline of West Swanville Road for a distance of about 100 feet, to a point where this Road intersects with the centerline of Kaler Road; thence in a southerly direction along the centerline of Kaler Road for a distance of about 2,300 feet to a point where Kaler Road intersects with the centerline of Robbins Road; and thence northeasterly and easterly along the centerline~~

~~of Robbins Road for a distance of about 4,500 feet (+/-) to the centerline of the intersection of Robbins Road and Patterson Road, which is back to the point of beginning. The attached map identifies the boundaries that are identified on the City of Belfast official property maps that are dated April 1, 1999.~~

Sec. 102-270. Airport Growth District. [Ord. No. 28-1997, appendix, 3-4-1997; Ord. No. 33-2004, 4-20-2004]

The **Belfast City Council, at its meeting of April 5, 2022, adopted amendments to the Official Zoning Map for the City of Belfast that revised the boundaries of Division 21, the Airport Growth District. are as follows: Effective April 5, 2022, the boundaries of the Airport Growth district are as depicted on the Official Zoning Map published on April 5, 2022, and as such Official Map may be amended from time to time.**

~~Beginning at the intersection of the centerline of Perkins Road and Congress Street; thence southwesterly along the centerline of Herriek Road to the intersection of the thread of the Little River and the centerline of Herriek Road; thence northwesterly by the thread of the Little River to the intersection of the Little River and centerline of Route 52; thence northeasterly along the centerline of Route 52 to the centerline of the Route 1 bypass; thence southeasterly along the centerline of the Route 1 bypass to a point 1300 feet southeasterly of centerline of Route 52; thence westerly at angle of about 270° for a distance of 1,575 feet; thence southeasterly at an angle of about 145° for a distance of 1,050 feet; thence due westerly at an angle of 270° for a distance of 750 feet; thence in a southerly direction at an angle of about 183° for a distance of 1,125 feet; thence westerly at an angle of 275° for a distance of 1,350 feet; thence southerly at an angle of 175° for a distance of 700 feet; then easterly at an angle of 95° for a distance of 1,675 feet; thence southeasterly at an angle of about 170° for a distance of 2,250 feet; thence easterly at an angle of about 100° for a distance of 2,475 feet to the centerline of Congress Street; thence southerly along the centerline of Congress Street for a distance of 1,400 feet back to the point of beginning. The easterly bound of this zoning district is defined by the property of the Belfast Airport and Belfast Business Park. All angles are measured from the true north arrow identified on the City of Belfast Tax Assessor maps.~~

Sec. 102-271. Residential Growth District. [Ord. No. 28-1997, appendix, 3-4-1997]

[Note: The City Council repealed Article V, District Regulations, Division 22, Residential Growth district, at its meeting of April 5, 2022, and at its meeting of -- insert date of Council action --, voted to repeal Sec 102-271, the district description for the Residential Growth district.]

~~The boundaries of the Residential Growth District are as follows:~~

~~Beginning at the intersection of the centerline of Congress Street and the Route 1 bypass; thence northerly along the centerline of Congress Street to the centerline of Miller Street; thence westerly along the centerline of Miller Street to the intersection of a line parallel to and 300 feet southerly of the centerline of Lincolnville Avenue; thence westerly and~~

~~parallel to Lincolnville Avenue and 300 feet southerly of Lincolnville Avenue to the centerline of the Route 1 bypass; thence easterly along the centerline of the Route 1 bypass to the point of beginning.~~

**Sec. 102-272. Health Care District. [Ord. No. 61-1998, 3-17-1998]**

~~Section 102-255 was repealed by City Council vote on January 2, 2019. [Note: The City Council, at its meeting of October 7, 2014, repealed the provisions for Division 23, Health Care District. The City Council, at its meeting of January 2, 2019, repealed the specific provisions of Sec 102-272, the description for Division 23, Health Care district.]~~

**Sec. 102-273. (Reserved)<sup>8</sup>**  
**[Reference Editor Note 8 at the end of this Article.]**

**Sec. 102-274. Aquifer-Watershed District. [Ord. No. 28-1997, appendix, 3-4-1997]**

The boundaries of the Aquifer-Watershed District are as follows:

Beginning at a point on the northerly bound of Tax Map 9 Lot 57 and 400 feet easterly of the centerline of Route 141 (Swan Lake Avenue), which point is located on the Swanville town line; thence southerly in a straight line to the southerly-most corner of Tax Map 9 Lot 57F; thence southeasterly in a straight line to the southerly-most corner of Tax Map 9 Lot 57H, being also the easterly-most point of Tax Map 9 Lot 57B; thence southeasterly in a straight line to the northwesterly-most corner of Tax Map 9 Lot 103; thence southeasterly in a straight line to the most southwesterly corner of Tax Map 9 Lot 105; thence easterly in a straight line crossing the Smart Road to the easterly-most corner of Tax Map 9 Lot 65B; thence southerly to the northerly-most corner of Tax Map 9 Lot 64; thence southerly in a straight line to a point located on the southerly bound of Tax Map 9 Lot 87, such point being 350 feet west of the southeasterly corner of Tax Map 9 Lot 87; thence northeasterly in a straight line to the northeast corner of Tax Map 9 Lot 89; thence by the Belfast/Searsport town line to the intersection of the Belfast/Swanville town line; thence westerly by the Belfast/Swanville town line to the point of beginning.

**Sec. 102-275. Aquifer Zone. [Ord. No. 28-1997, appendix, 3-4-1997]**

The boundaries of the Aquifer Zone are as follows:

Beginning at on the northwesterly corner of the Union Cemetery on the Belfast/ Swanville town line; thence southerly in a straight line to the southwesterly corner of Tax Map 9 Lot 86E; thence northeasterly in a straight line to a point located on the northwesterly corner of Tax Map 9 Lot 89; thence northerly by a northerly extension of the westerly bound of Tax Map 9 Lot 89 to the intersection of the northerly bound of Tax Map 9 Lot 88A; thence northwesterly to the southwesterly corner of Tax Map 9 Lot 86G; thence continuing in a straight line to the centerline of Baker Road; thence northerly along the centerline of Baker Road to the easterly extension of the southerly bound of Tax Map 9 Lot 83A; thence westerly to and along the

southerly bound of Tax Map 9 Lot 83A to a point 250 feet westerly of the centerline of the Baker Road; thence northerly to the northerly-most corner of Tax Map 9 Lot 80; thence northwesterly to the southwesterly most corner of Tax Map 9 Lot 69A on Blake Road; thence northerly by the easterly bound of the Blake Road to the Belfast/Swanville town line; thence westerly along the Belfast/Swanville town line to the point of beginning.

**Sec. 102-276. Office Park District. [Ord. No. 80-2001, 6-7-2001; Ord. of 10-2-2007(2)]**

**Effective April 16, 2019, the ~~The~~ boundaries of the Office Park District are as follows: depicted on the Official Zoning Map for the City, and as are shown on Map # 3 that is included in Chapter 102, Zoning, Article V, District Regulations, Division 16, Northwesterly of Bypass and Outside Rural Districts. Map # 3 was adopted on ~~---~~ insert date of Council action ~~--~~ when the Council adopted the Division 16 standards.** All references to Map/Lot numbers are references to the boundaries of properties as such were depicted on the City of Belfast Official Tax Assessor Maps on April 1, ~~2005~~ 2021.

**The Council, at its meeting of ~~---~~ insert date of Council action ~~--~~ repealed the former description for Office Park district (Division 25).**

~~Beginning at a point at which the centerline of the U.S. Route 1 By-Pass intersects with the centerline of Route 52/Lincolnville Avenue (intersection of Route 1 and Route 52); thence southwesterly along the centerline of Route 52/Lincolnville Avenue to the southwesterly bound of Map 5-Lot 9 (Troy Howard Middle School) that is located along Route 52; thence northwesterly along the common lot line of Map 5-Lot 9 and Map 5-Lot 9A for a distance of 330 feet (+/-); thence westerly along the southerly bound of Map 5-Lot 9 (Troy Howard Middle School) for a distance of about 1502 feet (+/-); thence northerly along the western most bound of the Map 5-Lot 9 (Troy Howard Middle School) for a distance of about 1724 feet (+/-) and continuing northerly along the western bound of Map 5-Lot 79 for a distance of about 660 feet, until such bound intersects with the southerly bound of Map 5-Lot 31; thence westerly along the southern bound of Map 5/Lot 31 for a distance of about 630 feet (+/-), until said bound intersects with the southeasterly corner of Map 5-Lot 70, said corner being about 390 feet northeasterly of the right-of-way of Edgecomb Road; thence northwesterly along the westerly bound of Map 5-Lot 31, said bound recognizing the easterly (rear) bounds of properties identified as Map 5-Lots 70, 71, 72, 73, 74, 75, 76, 77, and 31A until said bound intersects with the centerline of Belmont Avenue (Route 3), and also recognizing that said bound is not a straight line; thence easterly along the centerline of Belmont Avenue (Route 3) for a distance of about 4,000 feet (+/-) until it intersects with an extension of the northwesterly corner of Map 5-Lot 17, which also is the northeasterly corner of Tax Map 5-Lot 20A; thence southwesterly along the westerly bound of Map 5-Lot 17 for a distance of 650 feet (+/-), which is the southwestern corner of Map 5-Lot 17; thence easterly along the southern (rear) bound of Map 5-Lot 17 for a distance of about 400 feet (+/-); thence northerly along the eastern bound of Map 5-Lot 17 for a distance of about 400 feet; thence easterly along the common bound of the northerly bound of Map 5-Lot 12C and the southern (rear) of Map 5-Lots 12A and 12B for a distance of about 875 feet, until said bound establishes the northeastern corner of Map 5-Lot 12C, said corner forming the westerly bound of Map 5-Lot 12; thence~~

~~southerly along the westerly bound of Map 5-Lot 12 for a distance of about 490 feet (+/-), until said bound establishes the southwestern corner of Map 5-Lot 12; thence easterly along the southerly bound of Map 5-Lot 12 for a distance of about 460 feet (+/-), until said bound intersects with the centerline of the right-of-way for the Route One By-Pass; and thence southerly along the centerline of the Route One By-Pass to the point of beginning.~~

**Sec. 102-277. Route 141 and Mill Lane Commercial District. [Ord. No. 76-2001, 6-5-2001]**

**[Note: The Belfast City Council, at its meeting of April 5, 2022, adopted amendments to Article V, District Regulations, that resulted in the repeal of the Route 141 and Mill Lane Commercial District. The City Council, at its meeting of --- insert date of Council action --- adopted amendments to repeal Sec 102-277, the district description for the Route 141 and Mill Lane Commercial District.]**

~~The boundaries of the Route 141 and Mill Lane Commercial District are as follows:~~

~~Beginning at a point at which the centerline of Searsport Avenue (U.S. Route 1) and the easterly bank of the Goose River intersect; thence northwesterly along the eastern bank of the Goose River until said River intersects with the centerline of Swan Lake Avenue (Route 141) and crosses under Swan Lake Avenue (Route 141); thence northwesterly along the eastern bank of the Goose River for a distance of about 220 feet until the River intersects with the northerly boundary of a property identified as Tax Map 21, Lot 1 (boundary that existed on August 19, 2001); thence following the northern boundary of a property identified as Tax Map 21, Lot 1 (boundary that existed on August 19, 2001) by proceeding westerly for a distance of about 120 feet, southerly for a distance of about 208 feet, and again westerly for a distance of about 308 feet, to a point that is the northwestern corner of a property identified as Tax Map 21, Lot 1 (boundary that existed on August 19, 2001), said point which is about 700 feet westerly of the centerline of Swan Lake Avenue; thence southerly along the western boundary of a property identified as Tax Map 21, Lot 1 (boundary that existed on August 19, 2001) for a distance of about 680 feet, until said western boundary of this property meets the northwesterly corner of a property identified as Tax Map 20, Lot 10 (boundary that existed on August 19, 2001), said point of intersection which is about 500 feet westerly of the centerline of Swan Lake Avenue (Route 141); thence proceeding southwesterly for a distance of about 900 feet along a line that is 500 feet westerly of the centerline of Searsport Avenue to a point that is located along the northerly boundary of a property identified as Tax Map 20, Lot 5 (boundary that existed on August 19, 2001); thence westerly along the northern boundary of a property identified as Tax Map 20, Lot 5 (boundary that existed on August 19, 2001) for a distance of about 190 feet, until said property boundary intersects with the easterly boundary of a property identified as Tax Map 7, Lot 15 (boundary that existed on August 19, 2001); thence southerly along the eastern boundary of a property identified as Tax Map 7, Lot 15 (boundary that existed on August 19, 2001) for a distance of about 900 feet until said boundary intersects with the northerly terminus of a~~

~~right-of-way that is 25 feet wide that is shown on Tax Map 19, the northerly terminus of said right-of-way which is about 220 westerly of the centerline of Swan Lake Avenue (Route 141); thence westerly along the northern boundary of a property identified as Tax Map 19, Lot 14A for a distance of about 700 feet, until said boundary intersects with the centerline of Patterson Hill Road; thence southeasterly along the centerline of Patterson Hill Road until said Road intersects with the centerline of Robbins Road; thence following the northerly boundary of a property identified as Tax Map 19, Lot 7 (boundary that existed on August 19, 2001), first southwesterly for a distance of about 186 feet, and then northwesterly for a distance of about 235 feet, until said property boundary intersects with the mean high water of the east bank of the Passagassawakeag River; thence southerly by the mean high water line on the east bank of the Passagassawakeag River to the centerline of Searsport Avenue (U.S. Route 1); thence easterly by the centerline of Searsport Avenue (U.S. Route 1) to the point of beginning.~~

**Sec. 102-278. Route 137 Mixed Use (Commercial) District. [Ord. No. 77-2001, 6-5-2001]**

**The Belfast City Council, at its meeting of August 3, 2021 adopted amendments to Division 27, Route 137 Commercial District that revised the boundaries of this district and that changed the name of the district to the Route 137 Mixed Use district. Effective August 3, 2021, the boundaries of the Route 137 Mixed Use district shall be as depicted on the Official Zoning Map for the City, as such may be amended from time to time.**

**The Council, at its meeting of --- insert date of Council action ---, repealed the former district description of the Route 137 Commercial district.**

**The boundaries of the Route 137 Commercial District are as follows:**

~~Beginning at a point 500 feet westerly of the centerline of Waldo Avenue and on the centerline of the U.S. Route 1 By-pass, thence northwesterly and parallel to the centerline of Route 137/Waldo Avenue and 500 feet westerly to the centerline of Marsh Road; thence easterly along the centerline of the Marsh Road and easterly along an easterly extension of the centerline of Marsh Road to a point 500 feet easterly of Route 137; thence southeasterly and parallel to the centerline of Route 137/Waldo Avenue, and 500 feet northeasterly of the centerline of Route 137 to the intersection of the Route 1 By-Pass; thence southwesterly along the Route 1 By-Pass to the point of beginning.~~

**Sec. 102-279. Route One South Mixed Use (Commercial) District. [Ord. No. 81-2001, 6-7-2001]**

**The Belfast City Council, at its meeting of --- insert date of Council action --- adopted amendments to the City Code of Ordinances that resulted in the repeal of Division 28, Route One South Commercial District, and the establishment of the Route One South Mixed Use District in Division 14, Southerly Districts. These same amendments revised the boundaries of the former Route One South Commercial District. The boundaries of the Route One South Mixed Use District are as depicted on the Official Zoning Map adopted by the City Council at**

its meeting of --- insert date of Council action ---, as such may be amended from time to time.

The Council, at its meeting of --- insert date of Council action ---, repealed the former district description of the Route 1 South Commercial district.

The boundaries of the Route One South Commercial District are as follows:

~~Beginning at a point at which the centerline of Northport Avenue (U.S. Route One) and the southerly bound of a property identified as Tax Map 29, Lot 3 (bound that existed on August 21, 2001) intersect; thence following the southerly bound of a property identified as Tax Map 29, Lot 3 (bound that existed on August 21, 2001) for a distance of about 175 feet, to a point at which said boundary turns southerly for a distance of about 50 feet; thence easterly along the southerly bound of a property identified as Tax Map 29, Lot 3 (bound that existed on August 21, 2001) for a distance of about 520 feet; thence northerly for a distance of about 460 feet along a line that is parallel to Northport Avenue (U.S. Route One) and about 760 feet easterly of the centerline of Northport Avenue (U.S. Route One), a portion of said line being the easterly bound of a property identified as Tax Map 29, Lot 2 (bound that existed on August 21, 2001); thence westerly along the northerly bound of a property identified as Tax Map 29, Lot 2 (bound that existed on August 21, 2001) to a point 500 feet easterly of Northport Avenue (U.S. Route 1) as measured along the northerly line of a property identified as Tax Map 29, Lot 2 (bound that existed on August 21, 2001); thence northerly parallel to the centerline of Northport Avenue (U.S. Route 1) to the northerly line of a property identified as Tax Map 31, Lot 2, (bound that existed on August 21, 2001) which lies on the easterly side of Northport Avenue (U.S. Route 1) and the U.S. Route 1 By-pass; thence by the northerly line of a property identified as Tax Map 31, Lot 2 (bound that existed on August 21, 2001) and a westerly extension thereof to a point in the center of the U.S. Route 1 By-pass right-of-way; thence westerly by an extension of the aforementioned bound to a point 500 feet westerly from the U.S. Route 1 By-pass; thence southerly and parallel to the centerline of the U.S. Route 1 By-pass and the centerline of Northport Avenue (U.S. Route 1) therefrom to the centerline of Perkins Road; thence easterly along the centerline of Perkins Road until it intersects with the centerline of Northport Avenue (U.S. Route One); thence southerly along the centerline of Northport Avenue (U.S. Route One) to the point of beginning.~~

Sec. 102-280. Searsport Avenue Commercial District. [Ord. No. 75-2001, 6-5-2001]

The Belfast City Council, at its meeting of April 5, 2022 adopted amendments to the City Code of Ordinances that resulted in revisions to the boundaries of the Searsport Avenue Commercial (Division 29) district. Said revisions are identified on the Official Zoning Map adopted on April 5, 2022. The City Council, at its meeting of --- insert date of Council action --- adopted amendments to Article V, District Regulations, that repealed Division 29 and reestablished the Searsport Avenue Commercial district in Division 11, Eastside Districts. The boundaries for the Searsport Avenue Commercial district shall be as depicted on the Official City Zoning Map adopted by the Belfast City Council on --- insert date of Council action --- as such may be amended from time to time.

The Council, at its meeting of ~~---~~ **insert date of Council action ---**, repealed the former district description of the Searsport Avenue Commercial district.

~~The boundaries of the Searsport Avenue Commercial District are as follows:~~

~~Beginning at a point in the centerline of Searsport Avenue (U.S. Route 1) on the Belfast/Searsport line; thence northerly by the Belfast/Searsport line to a point about 6,000 feet northerly of the centerline of Searsport Avenue (U.S. Route One), said point being the northeasterly corner and bound of a property identified as Tax Map 28, Lot 5 (bound that existed on August 19, 2001); thence westerly and parallel to the centerline of Searsport Avenue (U.S. Route One) and 6,000 feet northerly therefrom along the northerly (rear) boundary of properties that front on Searsport Avenue (Route One) to eastern bank of the Goose River; thence southerly along the eastern bank of the Goose River to a point in the centerline of Searsport Avenue (U.S. Route One); thence easterly along the centerline of Searsport Avenue (U.S. Route 1) to the point of beginning.~~

**Sec. 102-281. Route 3 Commercial District. [Ord. of 10-2-2007(2)]**

The boundaries of the Route 3 Commercial District **are as depicted on the Official City Map adopted by the City Council on April 5, 2022, as such may be amended from time to time. The Route 3 Commercial District** includes four distinct areas, ~~each of which are described below.~~ **The boundaries of these areas are depicted on Map # 1 (see attached) that is included in Division 16, Northwesterly of Bypass and Outside Rural Districts that was adopted by the City Council at its meeting of --- insert date of Council action ---.** All references to Map/Lot numbers are references to the boundaries of properties as such were depicted on the City of Belfast Official Tax Assessor Maps on April 1, ~~2005-2021.~~

**The Council, at its meeting of --- insert date of Council action ---, voted to repeal the former district description for Division 24, Route 3 Commercial district.**

~~Area number 1, beginning at a point at which the centerline of the U.S. Route 1 By-Pass intersects with the centerline of Route 52/Lincolnville Avenue (intersection of Route 1 and Lincolnville Avenue); thence southerly along the centerline of the U.S. Route 1 By-Pass for a distance of 500 feet; thence northeasterly along a line parallel to the centerline for Lincolnville Avenue for a distance of about 340 feet; thence northerly along the northeasterly boundary of property identified as Map 5, Lot 2A to the rear (southerly) boundary of a property identified as Map 10, Lot 21; thence northeasterly for a distance of about 255 feet along the rear boundary of Map 10, Lot 21, to the point at which it intersects with the southwesterly boundary of Map 10, Lot 39; thence southeasterly and then easterly and then northerly to include all of the area shown for properties identified as Map 10, Lot 39 and Map 10, Lot 20, to the point at which this line intersects with the centerline of Miller Street; thence westerly along the centerline of Miller Street to the point at which it intersects with the centerline of Lincolnville Avenue; thence northeasterly along the centerline of Lincolnville Avenue to the point at which it~~

~~intersects with the centerline of the of Lincolnville Avenue and Alto Street; thence westerly along the northerly boundary of property identified as Map 12, Lot 37B, for a distance of about 175 feet; thence northerly along the easterly boundary of property identified as Map 12, Lot 37 to the centerline of Main Street; thence westerly along the centerline of Main Street until a line that is a projection of the easterly boundary of that portion of property identified as Map 12, Lot 50, on which the Belfast Fire Department is located; thence northerly along the easterly boundary of this property for a distance of about 650 feet to a point that represents the rear (northerly) boundary of the Fire Department property; thence westerly along the rear (northerly) boundary of the Fire Department property and a property identified as Map 12, Lot 44, to the centerline of the U.S. Route One by-pass; and thence southerly along the centerline of the U.S. Route One by-pass to the point of beginning.~~

~~Area number 2, beginning at a point at which the centerline of the U.S. Route One by-pass intersects with the centerline of Main Street/Belmont Avenue (intersection of Route One and Main Street); thence westerly along the centerline of Belmont Avenue to a point at which it intersects with the centerline of Crocker Road (intersection of Belmont Avenue and Crocker Road); thence northwesterly along the centerline of Crocker Road for a distance of about 700 feet to a point that is parallel to the northwest corner (rear) of a property identified as Map 5, Lot 33; thence northeasterly along the rear property boundary for Map 5, Lot 33 to the northeast corner of this property; thence northerly for a distance of about 3,700 feet along the westerly boundary of properties identified as Map 5, Lots 23 and 36A; thence easterly for a distance of about 870 feet along the rear (northerly) boundary of a property identified as Map 5, Lot 36A; thence southerly for a distance of about 1,070 feet along the easterly boundary of a property identified as Map 5, Lot 36A, to the point at which this line intersects with the northwesterly corner of a property identified as Map 5, Lot 11; thence easterly for a distance of about 3,600 feet along the northerly boundary of Map 5, Lots 11 and 11A to the point at which a projection of this line intersects with the centerline of the U.S. Route One by-pass; and thence southerly along the centerline of the U.S. Route One by-pass to the point of beginning.~~

~~Area number 3, includes the area located within the following properties: Map 5, Lots 12, 12A, 12B and 17 It is defined as beginning at a point at which the centerline of Belmont Avenue intersects with the centerline of the Route One by-pass (intersection of Belmont Avenue and Route One); thence southerly along the centerline of the U.S. Route One by-pass to a point which is parallel to the southeast corner of a property identified as Map 5, Lot 12; thence westerly along the rear property line of Map 5, Lot 12; thence northerly for a distance of about 500 feet along the side (westerly) property line of Map 5, Lot 12; thence westerly along the lot line of Map 5, Lot 12, crossing over the Hatley Road right-of-way, and continuing westerly along the rear (southerly) lot lines of Map 5, Lot 12A and 12B to the point at which this intersects with the easterly side lot line of Map 5, Lot 17; thence southerly along the easterly side lot line of Map 5, Lot 17; thence westerly along the southerly (rear) lot line of Map 5, Lot 17; thence northerly along the westerly side lot line of Map 5, Lot 17, to the centerline of Belmont Avenue; and thence easterly along the centerline of Belmont Avenue to the point of beginning.~~

~~Area number 4, includes all of the area located within the following properties; Map 5, Lots 25, 25A, 25E, 25F, 25H, 28A, 28B, 30, and 30D, and portions of the following properties; Map 5, Lots 28, and 30B. It is defined as beginning at a point at which the centerline of Belmont Avenue intersects with the centerline of Crocker Road (intersection of Belmont Avenue and Crocker Road); thence northwesterly for a distance of about 650 feet along the centerline of Crocker Road to the northeasterly corner (rear) boundary of a property identified as Map 5, Lot 25; thence easterly for a distance of about 450 feet along the rear (northerly) boundary of properties identified as Map 5, Lots 25 and 25F; thence continuing westerly until this line intersects with the easterly side lot line of a property identified as Map 5, Lots 28A and 28B; thence northerly along this side lot line to the northeast (rear) corner of Map 5, Lot 28B; thence along the rear lot line of Map 5, Lot 28B to the northwest corner of this property; thence along the westerly side lot line of Map 5, Lot 28B for a distance of about 100 feet; thence southwestwardly for a distance of about 850 feet until said line intersects with the northeasterly (rear) corner of Map 5, Lot 30; thence westerly along the northerly (rear) boundary of both Map 5, Lot 30 and Lot 30D to the northwest (rear) corner of Map 5, Lot 30D; thence southerly along the westerly (side) lot line of Map 5, Lot 30D to the centerline of Belmont Avenue/ Route 3; thence easterly along the centerline of Belmont Avenue/Route 3 to the point of beginning.~~

**Sec. 102-282. Route One South Business Park District.**

**The Belfast City Council, at its meeting of October 16, 2018, voted to establish the Route One South Business Park district, and to adopt the written district description in this Section. The Route One South Business Park district was initially established as Division 19. The Council, at its meeting of --- insert date of Council action ---, voted to reorganize the City Code of Ordinances, the Route One South Business Park was included in Division 14, Southerly Districts.**

The boundaries of the Route One South Business Park district are **as depicted on the Official City Zoning Map last revised and adopted by the Council on --- insert date of Council action ---, which may be revised at future dates from time to time, and as follows described below:**

All land encompassed by the following properties: Tax Map 4, Lot 12A, Tax Map 4, Lot 104, and Tax Map 29, Lot 39, as such were depicted on the City Tax Maps in effect on April 1, 2018. The northerly most bound of any of said properties is Perkins Road; the easterly most bound of any of said properties is Northport Avenue (Route 1); and the southerly and southwestwardly most bound of any of said properties is the Little River and the lower reservoir associated with the Little River, as such border the municipal boundary of the City of Belfast and the Town of Northport. The total area included in this District is about 100.5 acres.

**Sec 102-283. Residential 1 District.**

The boundaries of the Residential 1 District (**Division 9, Inside the Bypass Districts**) are as depicted on the Official City Zoning Map that was **last** published in March 2016, and as said Map may be amended from time to time. **The Residential 1 District in Division 9 was established by a Council vote on October 7, 2014.**

**Sec 102-284. Residential 2 District.**

The boundaries of the Residential 2 District (**Division 9, Inside the Bypass Districts**) are as depicted on the Official City Zoning Map that was **last** published in March 2016, and as said Map may be amended from time to time. **The Residential 2 District in Division 9 was established by a Council vote on October 7, 2014.**

**Sec 102-285. Residential 3 District.**

The boundaries of the Residential 3 District (**Division 9, Inside the Bypass Districts**) are as depicted on the Official City Zoning Map that was **last** published in March 2016, and as said Map may be amended from time to time. **The Residential 3 District in Division 9 was established by a Council vote on October 7, 2014.**

**Sec 102-286. Residential 4 District.**

**The boundaries of the Residential 4 District (Division 16, Northwesterly of Bypass and Outside Rural Districts) are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of April 5, 2022, and as said Map may be amended from time to time. The Residential 4 District was initially established on April 5, 2022.**

**Sec. 102-287. Residential 5 District.**

**The boundaries of the Residential 5 District are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of April 5, 2022, and as said Map may be amended from time to time. The Residential 5 District was initially established by a Council vote on April 5, 2022, and was included in Division 16. The Council, at its meeting of --- insert date of Council vote ---, reorganized the City Code of Ordinances and reestablished the Residential 5 district as part of Division 11, Eastside Districts.**

**Sec. 102-287.5. Residential 6 District.**

**The boundaries of the Residential 6 District are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of April 5, 2022, and as said Map**

may be amended from time to time. The Residential 6 District was initially established by a Council vote on April 5, 2022, and was included in Division 16. The Council, at its meeting of --- insert date of Council vote ---, reorganized the City Code of Ordinances and reestablished the Residential 6 district as part of Division 11, Eastside Districts.

**Sec 102-288. Residential 7 District.**

The boundaries of the Residential 7 District (Division 14, Southerly Districts) are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of --- insert date of Council vote ---, and as said Map may be amended from time to time. The Residential 7 District was initially established on -- insert date of Council vote --.

**Sec 102-289. Outside Rural-1 District.**

The boundaries of the Outside Rural-1 District (Division 16, Northwesterly of Bypass and Outside Rural Districts) are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of --- insert date of Council action ---, and as said Map may be amended from time to time. The Outside Rural-1 district was initially adopted on April 5, 2022, and the boundaries of this district were amended by the Council vote on --- insert date of Council action --- to establish the zoning districts included in Division 14, Southerly Districts.

**Sec 102-289.5. Outside Rural-2 District.**

The boundaries of the Outside Rural-2 District (Division 16, Northwesterly of Bypass and Outside Rural Districts) are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of April 5, 2022, and as said Map may be amended from time to time. The Outside Rural-2 District was initially established on April 5, 2022.

**Sec 102-290. Route 3 Rural District.**

The boundaries of the Route 3 Rural District (Division 16, Northwesterly of Bypass and Outside Rural Districts) are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of April 5, 2022, and as said Map may be amended from time to time. The Route 3 Rural District was initially established on April 5, 2022.

**Sec. 102-290.5. Swan Lake Avenue Mixed Use District.**

The boundaries of the Swan Lake Avenue Mixed Use District are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of April 5, 2022, and as said Map may be amended from time to time. The Swan Lake Avenue Mixed Use District was initially established by a Council vote on April 5, 2022, and was included in Division 16. The Council, at its meeting of --- insert date of Council vote ---, reorganized

**the City Code of Ordinances and reestablished the Swan Lake Avenue Mixed Use district as part of Division 11, Eastside Districts.**

**Sec 102-291. Lower Congress Mixed Use District.**

**The boundaries of the Lower Congress Mixed Use District (Division 14, Southerly Districts) are as depicted on the Official City Zoning Map that was adopted by the City Council at its meeting of --- insert date of Council vote ---, and as said Map may be amended from time to time. The Lower Congress Mixed Use District was initially established on -- insert date of Council vote --.**

**Sec 82-~~283~~ 292 Through Sec. 102-300. (Reserved)**

**EDITORS NOTES**

1. Editor's Note: Former Section 102-258, adopted 3-4-1997 by Ord. No. 28-1997, as amended 6-5-2001 by Ord. Nos. 75-2001, 76-2001 and 77-2001 and 6-7-2001 by Ord. No. 81-2001, which set forth the boundaries of the Highway Commercial District, was repealed 12-18-2001 by Ord. No. 26-2001.
2. Editor's Note: Former Section 102-260, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Waterfront I "B" Downtown District, was repealed 7-20-2004 by Ord. No. 3-2005.
3. Editor's Note: Former Section 102-261, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Waterfront II Downtown District, was repealed 7-20-2004 by Ord. No. 3-2005.
4. Editor's Note: This ordinance also repealed former Section 102-262, adopted 3-4-1997 by Ord. No. 28-1997, which section set forth the boundaries of the Waterfront III Eastside Harbor District.
5. Editor's Note: Former Section 102-263, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Waterfront IV Eastside Bay District, was repealed 6-5-2001 by Ord. No. 78-2001.
6. Editor's Note: Former Section 102-265, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Industrial II Route 1 Bypass District, was repealed 6-7-2001 by Ord. No. 80-2001. Former Section 102-266, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Industrial III Searsport Avenue District, was repealed 6-5-2001 by Ord. No. 75-2001.
7. Editor's Note: Former Section 102-268, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Industrial V Starrett Drive District, was repealed 12-18-2001 by Ord. No. 26-2001.
8. Editor's Note: Former Section 102-273, adopted 3-4-1997 by Ord. No. 28-1997, which set forth the boundaries of the Traffic Corridor Overlay District, was repealed 12-18-2001 by Ord. No. 26-2001.