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### **NOTE TO BELFAST PLANNING BOARD**

**December 4th, 2023**

### **ORDINANCE AMENDMENT WORKSHOP**

### **INSIDE THE BYPASS ZONING AMENDMENTS FOCUSED ON INCREASING HOUSING OPPORTUNITIES AND LD 2003 COMPLIANCE FROM BUB FOURNIER, DIRECTOR OF PLANNING AND CODES DEPARTMENT**

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The Belfast Planning Board is tasked with generating proposed Ordinance Amendments to support City Council goals of increasing housing opportunities of all types in the City. State Law LD 2003 aims to increase housing opportunities Statewide. The upcoming ordinance amendment workshop will be an opportunity for the Board to see draft language in support of increased housing opportunities Inside the Bypass as discussed at meetings on Jan. 31, Aug. 9, Sept. 27, Oct. 11 in 2023. The goal is to take a detailed look at the revised Dimensional and Use Tables along with the footnotes so that the Board can discuss and provide direction for an upcoming public hearing on the proposal.

It's important to remember where the City stands on zoning as a tool to increase housing opportunities. In 2021 and 2022, Planning and Codes Department staff led a comprehensive overhaul of the zoning districts on Eastside, Southerly and Northwesterly areas of the City including Outside Rural areas. With these changes, the Board began by generating language to allow increased density for multi-family dwelling housing. The Board also generated the concept of flex housing to facilitate the concept of allowing multiple one-two family dwelling structures, triplexes and quads on the same lot.

At the upcoming workshop on Dec. 13<sup>th</sup>, 2023, the Board will be working on Ordinance amendments in support of the following concepts, as discussed at earlier meetings:

- 1) Increase housing opportunities for walkable, accessible, desirable neighborhoods close to the City center.
- 2) LD2003 compliance.

- 3) Allow Multi-Family(MF) and Flex (up to quads) in all zoning districts Inside the Bypass.
  - MF 5plex and up 10,000 sqft threshold, then 1 dwelling per 2,000 sqft threshold for 21 units per acre max. yield. Code currently allows approx. 19/acre.
  - Flex 4 dwellings in 3 structures at 7,500 sqft threshold, then follow table for 18 units per acre max. yield. Code currently allows approx. 12/acre limited to one-two family.
- 4) Allow conversions of existing structures into all types of dwellings, including multifamily, in all zoning districts Inside the Bypass.
- 5) Consolidate Tables with all other zoning districts.
- 6) Incorporate minor adjustments and cleanup.

I suggest that the Board consider allowing staff to go through the Dimensional and Use Tables at the meeting to discuss the details of the draft language. In particular, I suggest that the Board consider their position on the proposed minimum lot sizes and proposed densities. One of the biggest changes in the draft language, other than allowing multi-family housing throughout the Inside the Bypass zoning districts, is the introduction of a “flex housing” concept in this area. The proposal supports the following (3) categories of housing development:

- 1) Status quo One-Two Family housing and Accessory Dwelling Units at the 7,500sqft minimum lot size threshold.
- 2) Flex Housing with up to 4 dwellings in 3 structures (single, duplex, triplex, quads) at the 7,500sqft minimum lot size threshold.
- 3) Status quo Multi Family housing for any structure with 5 or more dwellings at the 10,000sqft minimum lot size threshold.

The following data from the City’s Assessor’s Office may be helpful:

**Assessing Data**

<b>Zoning District</b>	<b>Average Parcel Size in sqft (Acres)</b>	<b>Total Assessed Acreage of Zoning District</b>	<b>Number of parcels in zoning district</b>
Residential 1	16,988 (.39)	299.58	757
Residential 2	84,942 (1.95)	412.58	211
Residential 3	67,518 (1.55)	111.38	72
Downtown Commercial	9,147 (.21)	27.23	127
Waterfront Mixed Use 1	66,646 (1.53)	19.89	13
Waterfront Mixed Use 2	33,976 (.78)	10.13	13

At a public hearing in the future, the Board will be asked to provide a recommendation for proposed Ordinance Amendments before they are brought to the City Council. The public hearing will include a refined draft of the language being considered on Dec. 13<sup>th</sup>, 2023, as well as refined draft language for Use/Dimensional Tables in zoning districts on the Eastside, Southerly and Northwesterly areas of the City, including Outside Rural aimed at LD 2003 compliance in regard to Accessory Dwelling Units, parking standards, Affordable Housing etc. as discussed at previous meetings.

The draft Dimensional and Use Tables along with footnotes are color coded in the manner the Board is used to seeing for Ordinance Amendment language, however it's important to keep in mind that this is a complete overhaul of the existing tables and footnotes, so colors are used to highlight specific changes. However, these are essentially new tables that would replace the existing ones in the Ordinance.