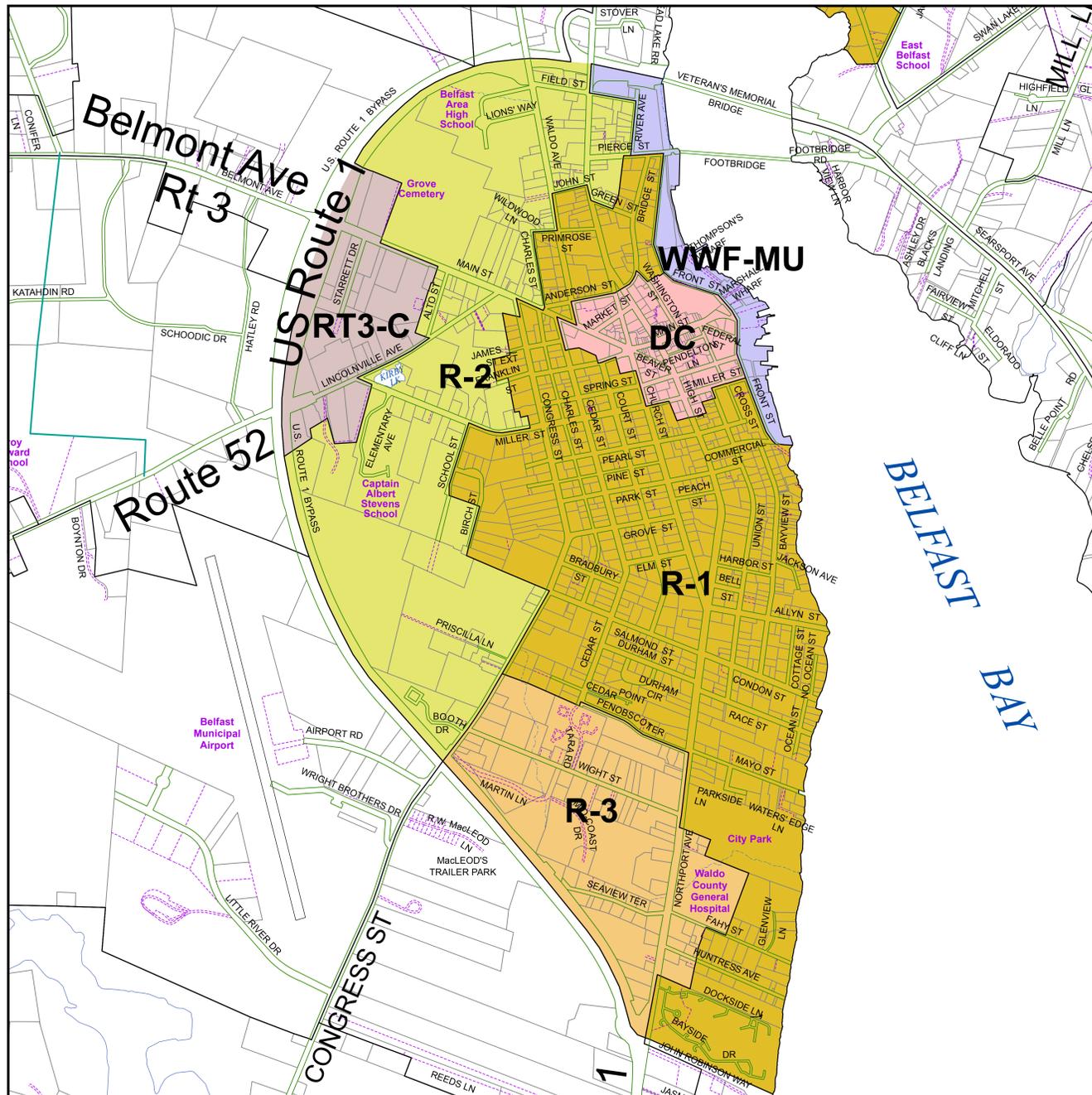


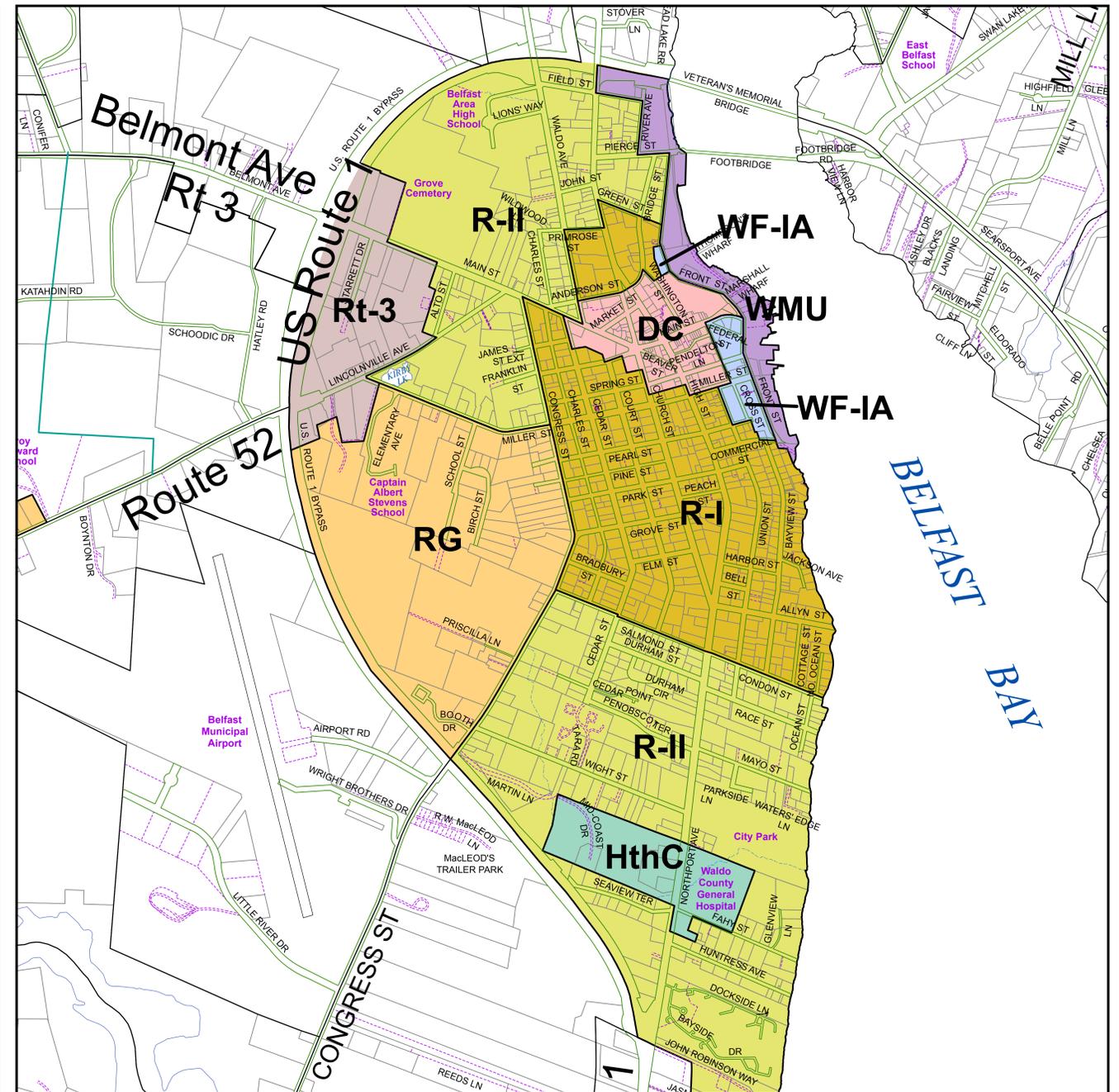
# INSIDE BYPASS

## PROPOSED LAND USE AREAS



- Zone
- DC Downtown Commercial
  - R-1 Residential 1
  - R-2 Residential 2
  - R-3 Residential 3
  - RT3-C Route 3 Commercial
  - WWF-MU Working Waterfront- Mixed Use

## EXISTING ZONING



- Zone
- DC Downtown Commercial District
  - HthC Health Care District
  - RG Residential Growth District
  - R-I Residential I Urban District
  - R-II Residential II District
  - Rt-3 Route 3 Commercial District
  - WF-IA Waterfront I "A" Downtown District
  - WMU Waterfront Mixed Use District

# **RESIDENTIAL 1 AREA**

## **“NEIGHBORHOOD HOUSING AREA”**

### **Goal**

To retain and support traditional urban residential living patterns so that long established neighborhoods can prosper.

### **Past, Current & Future Use**

Most of this proposed area is located within the Route One By-Pass and is a long established urban residential area, with single-family and two-family houses the predominant uses. The houses, many of which are 100+ years old, are strongly oriented to the street, and in many cases have little to no setback from the street. The lots are usually quite small, often less than ¼ of an acre, and the lots often have little frontage on the street. The City street system in this area is a grid comprised of short blocks, and many of the streets have City maintained sidewalks. This street layout provides motorists and pedestrians multiple ways to travel/walk through-out the area.

There are limited opportunities for new housing units, although some infill development is possible. In addition, some residents have chosen to use their property as a duplex. This appears to be in response to the lack of new multi-family rental development in Belfast, the relatively high cost of purchasing and maintaining a house in this area and the large size of the house; the second unit produces income. Many of the houses in this area have undergone significant renovations, rehabilitation and/or expansion, and most future development likely will be similar. While this is a residential ‘Growth Area’, little of the growth is expected to occur from the construction of new houses because limited undeveloped land remains.

### **Recommendations**

#### **Permitted Uses (Examples of Main Uses)**

- 1) Single-Family & Two-Family
- 2) Home Occupations, Small Scale (low-impact)
- 3) Bed & Breakfast
- 4) Municipal Uses
- 5) Schools, Churches, Day Care Centers & Similar Uses

## **Minimum Lot Size**

- 1) ¼ acre – 10,000 square feet (sewer)
- 2) ½ acre – 20,000 square feet (septic)
- 3) 60 feet street frontage

## **Density (Number of Housing Units per Acre):**

- 1) 4 single family houses (units) per acre (sewer)
- 2) 2 single family houses (units) per acre (septic)
- 3) 8 duplex units per acre (sewer)
- 4) 2 duplex units per acre (septic)
- 5) 0 multi-family units per acre (multi-family houses are prohibited)
- 6) No specific restriction on amount of lot coverage for either a residential or a nonresidential use.

## **Setbacks (Distance Structure must be Located from a Lot Line)**

- 1) Variable front setback based on existing development patterns. This results in creating both a minimum and maximum setback. For example, if all or most houses are located very close to the street, the maximum and minimum setback could be as small as 0 to 5 feet. Conversely, if most houses along a street are setback much further from street, perhaps 35 – 40 feet, the minimum front setback would be a similar amount.
- 2) Side setback of 15 feet, but perhaps some flexibility based on predominate side setback patterns in existing neighborhoods.
- 3) Rear setback of 15 feet for dwelling unit and 5 feet for a detached accessory structure

## **Major Changes Compared to Current Requirements**

- 1) The amount of area included within the current Residential-1 zone is proposed to be expanded to include areas in which the housing patterns are similar. In particular, the expanded area includes all properties along the waterfront that are located westerly of the City Boathouse at Steamboat Landing and easterly of John Robinson Way (near the Jug Handle), rather than only those properties which are located easterly of Condon Street, which is now the case. The expanded area also applies to the Salmond Street area and much of Congress Street.
- 2) The proposal to require the use of variable front setbacks for structures based on existing development patterns on individual streets is a significant change. This change is recommended because the current setback requirement of 25 feet rarely reflects how existing development has occurred in a neighborhood. The goal is to encourage new residential development to reflect current and historical development patterns.

- 3) Support alternative reuse for the former Bradbury Manor property, such as the contract rezoning provision the City adopted in 2001. Further, the Intown Design Review Committee should participate in the contract rezoning process.

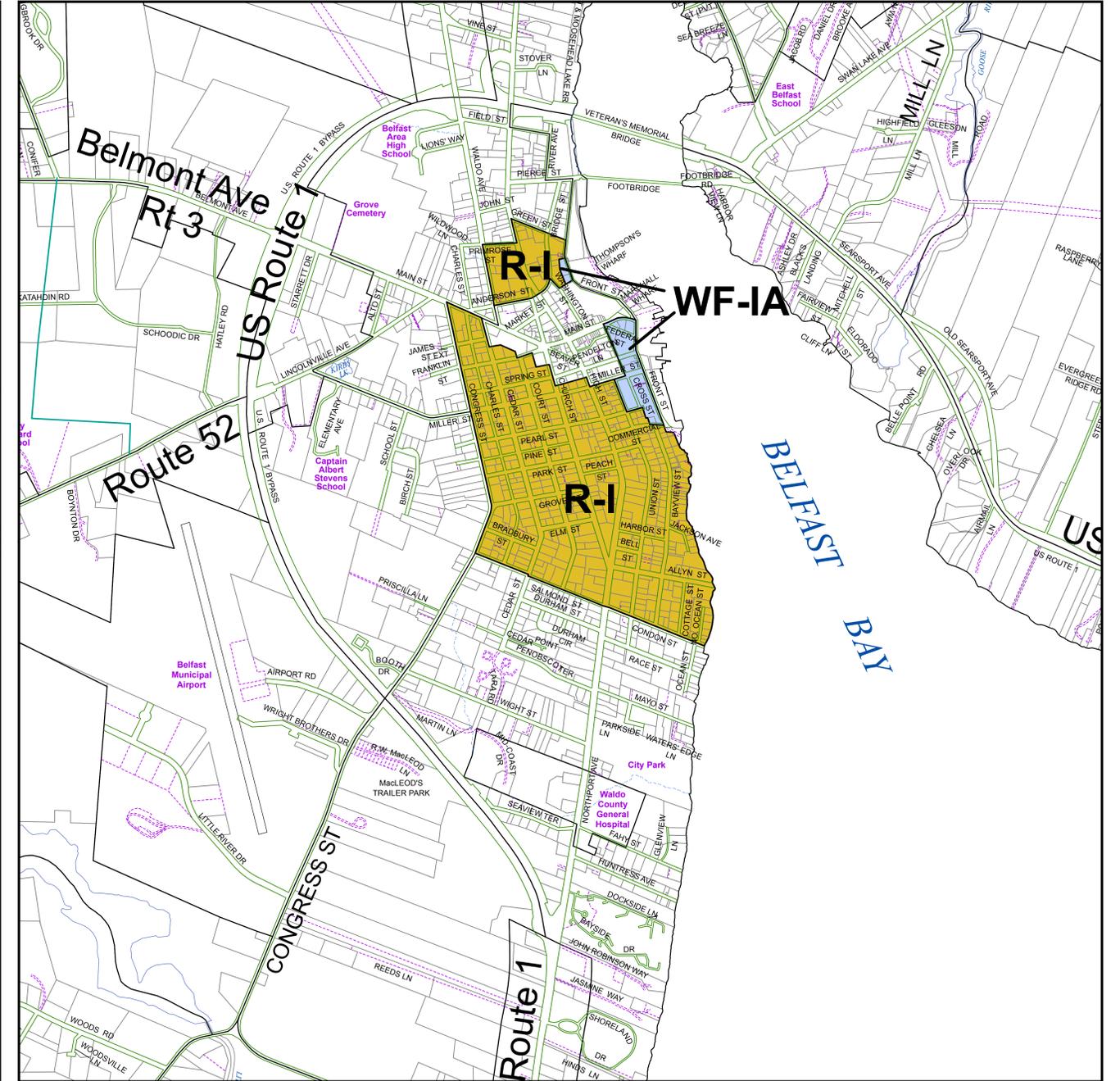
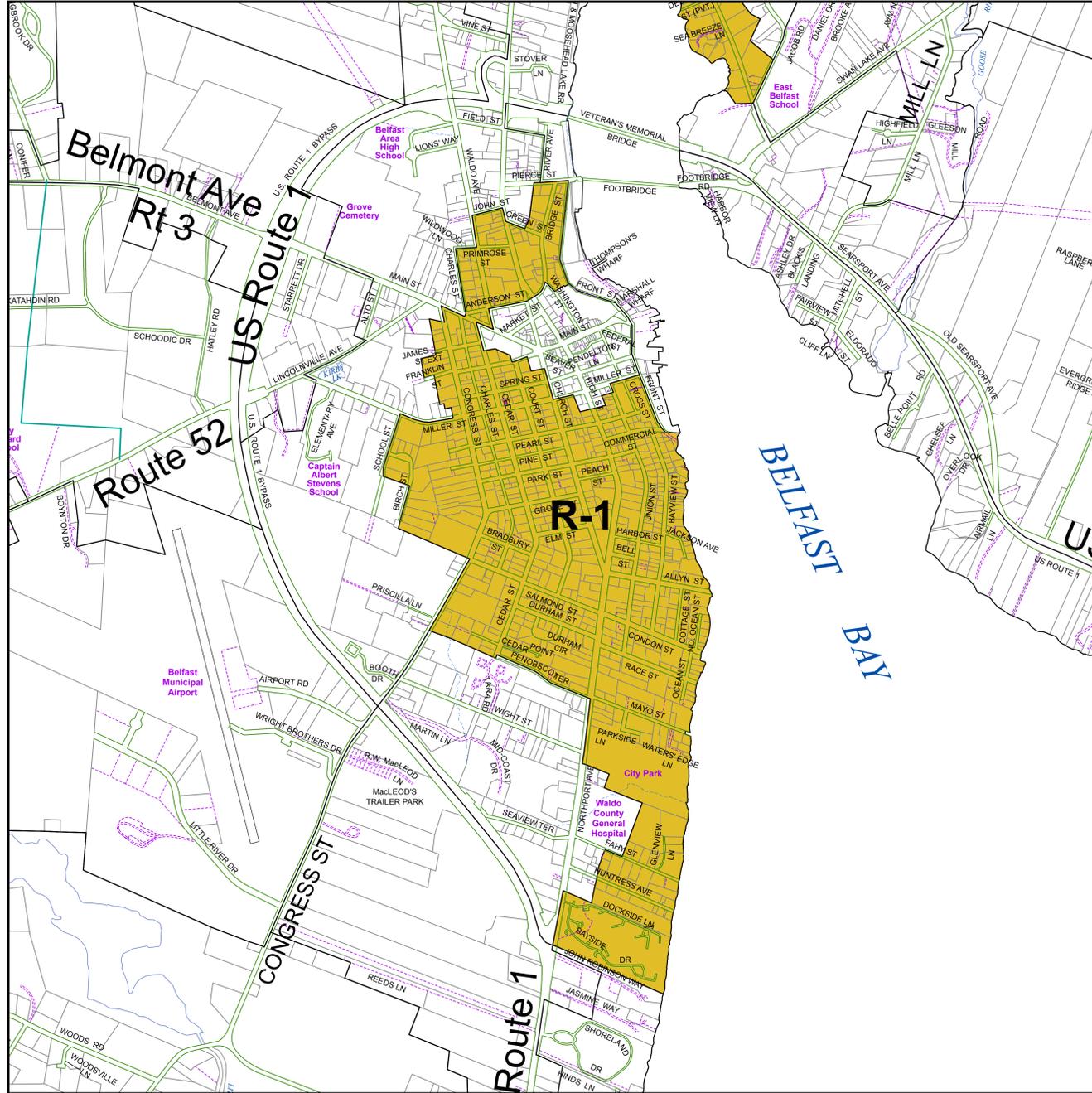
### **Other Issues & Ideas To Consider**

- 1) The City should provide opportunities for long-standing nonresidential/commercial uses that do not conform to current zoning requirements to expand; for example, Jack's Grocery, Wildflowers/Luigi's Florist (now closed), and Blood's Garage (formerly Doug & Rays). The City should selectively consider which nonresidential uses are important to the fabric of the area when determining how expansions should be permitted.
- 2) Similar to number 1 above, the City should consider allowing certain properties that have historically been used for a nonresidential use to be used for a wider range of uses than normally allowed in the Residential 1 area. City would consider such a proposal through the contract rezoning process; perhaps in line with the process the City established for the Bradbury Manor property. Examples of buildings which could be included are the National Theater Workshop for Handicap (former Crosby School), and the former Church located to the rear of the NTWH.
- 3) The City should consider implementing an option that would allow increased density (number of housing units/acre) on larger vacant lots (perhaps 1 acre or greater) provided the property is developed as a planned unit development. This approach would require the City to establish the accompanying planned unit development standards. Further, it may be appropriate to consider allowing an accessory apartment to a single family dwelling unit.
- 4) Encourage extension of sidewalks to streets which currently lack sidewalks, provided the City owns sufficient right-of-way to support a sidewalk.
- 5) Consider the use of additional stop signs to help control speed of traffic.
- 6) Encourage planting of street trees.
- 7) Examine how stormwater is managed through-out the area. City often lacks adequate stormwater facilities and this is a significant neighbor-to-neighbor issue.
- 8) While most of the area is served by public sewer, the City should consider the extension of sewer to un-served lots; particularly because the un-served lots are often smaller in size than the minimum lot size required by State law for the use of a septic system.

# Residential 1

## PROPOSED LAND USE AREA

## EXISTING ZONING



Zone  
R-1 Residential 1

Zone  
R-1 Residential I Urban District  
WF-IA Waterfront I "A" Downtown District

## **RESIDENTIAL 2 AREA**

### **“HOUSING GROWTH with NEW MULTI-FAMILY”**

**Goal:** Strongly encourage new residential growth, and to encourage such development to be similar in lay-out to the traditional urban residential neighborhoods now located within the by-pass. This area is close to schools, shopping and employment, and there is sufficient land area, albeit limited, to support new housing development.

#### **Past, Current & Future Use**

The predominant use in this area is residential; single family, two-family and some multi-family, such as Volunteers of America, Pine Tree Apartments (across street from High School) and the Birches. The area also includes several of the community’s larger public facilities including two of the City’s 4 schools, the City’s Public Works’ garage, and the County Jail. Many of the houses in this area, such as those along the southwesterly side of Congress Street, have been built on lots that are ½ acre or larger. The larger sized lots often reflect that public sewer is either not now available or sewer was installed after the houses were built. While most of this area is located within the by-pass, little of this area has the same type of street grid lay-out as occurs in the more traditional urban areas (the Residential 1 area), and fewer areas have a City maintained sidewalk.

The area includes most of the remaining larger undeveloped parcels of land located within the by-pass. Much of the undeveloped land, about 60 acres, is owned by the Sanderson family, and there are several other parcels that are 3 - 5 acres in size. The significant amount of undeveloped land located within reasonable proximity of public water and sewer creates an opportunity to support additional housing development. That said, the purchase price of said parcels (if they are offered for sale), coupled with the cost to extend public services, the number of lots which need to be developed, and the slow absorption rate of selling new houses in Belfast, create impediments to most properties being fully developed in the near-term. In the short-term, housing renovations and expansions likely will be the most common development.

This area is an important future residential ‘Growth Area’.

## **Recommendations**

### **Permitted Uses (Examples of Main Uses)**

- 1) Single-Family & Two-Family
- 2) Multi-Family housing (new construction only – not conversion of existing houses)
- 3) Congregate & Elderly housing
- 4) Home Occupations, Small Scale (low impact), except in that portion of the area which is located between Miller Street to the northwest, Congress Street to the east, and the Route One by-pass to the south, Home Occupations, Larger Scale, should be permitted
- 5) Bed & Breakfast
- 6) Municipal & County Uses
- 7) Schools, Churches, Day Care Centers & Similar Uses
- 8) Agricultural uses should be permitted in that portion of the area which is located between Miller Street to the northwest, Congress Street to the east, and the Route One by-pass to the south.

### **Minimum Lot**

- 1) 1/4 acre – 10,000 square feet for single-family or two-family (sewer)
- 2) 1/2 acre – 20,000 square feet for single-family or two-family (septic)
- 3) 1 acre minimum, 43,560 square feet, for multi-family (must be sewer)
- 4) 60 feet street frontage, perhaps greater if a multi-family structure

### **Density (Number of Housing Units per Acre)**

- 1) 4 single-family units per acre (sewer)
- 2) 2 single-family units per acre (septic)
- 3) 8 two-family (duplex) units per acre (sewer)
- 4) 2 two-family (duplex) units per acre (septic)
- 5) 12–16 multi-family units per acre (sewer, new construction only)
- 6) No density standard for congregate care or elderly housing
- 7) No specific restriction on amount of lot coverage for either a residential or a nonresidential use.

### **Setbacks (Distance Structure must be Located from a Lot Line)**

- 1) Front setback usually 20 - 25 feet, but it may be wise to institute variable front setbacks in some areas, such as on sections of Congress Street in which the existing houses along the upper side of Congress Street are located on a small hill and often are setback 60 feet or more from the street.

- 2) Side setback of 15 feet, but perhaps some flexibility based on predominate side setback patterns in existing neighborhoods. Also, side setback for new multi-family construction may need to be greater than 15 feet.
- 3) Rear setback of 15 feet for dwelling unit and 5 feet for a detached accessory structure.

## **Major Changes Compared to Current Requirements**

- 1) This proposed area would replace the section of the current Residential Growth zone that is located within the by-pass, and includes only a portion of the current Residential-II zone. Also, the uses and standards that apply to this area, Residential 2, are often different than those which apply to the current Residential II zone, even though the names of the districts are the same.
- 2) Propose a decrease in the minimum lot size from 1/3<sup>rd</sup> acre to 1/4<sup>th</sup> acre if the property is on public sewer. Goal is to foster urban residential development in areas in which public services are available or could become available.
- 3) Allow construction of new multi-family housing. At present, no area within the by-pass allows the construction of new multi-family housing. Similar to change # 2 above, the goal is to encourage urban residential development; this is a growth area.
- 4) Recommend eliminating offices and health care facilities as a permitted use. At present, these uses are allowed in both the current Residential II and Residential Growth districts. The proposal to eliminate office uses in this area is coupled with the establishment of the proposed Residential 3 area. The proposed Residential 3 area limits the area within the by-pass in which offices could be constructed to an area which now supports an extensive amount of office development, particularly health care offices associated with operation of Waldo County General Hospital.
- 5) Require variable front setbacks in areas in which existing development patterns conflict with the recommended front setback requirement of 20 – 25 feet. This includes increasing the front setback requirement to greater than 25 feet in appropriate areas.

## **Other Issues & Ideas To Consider**

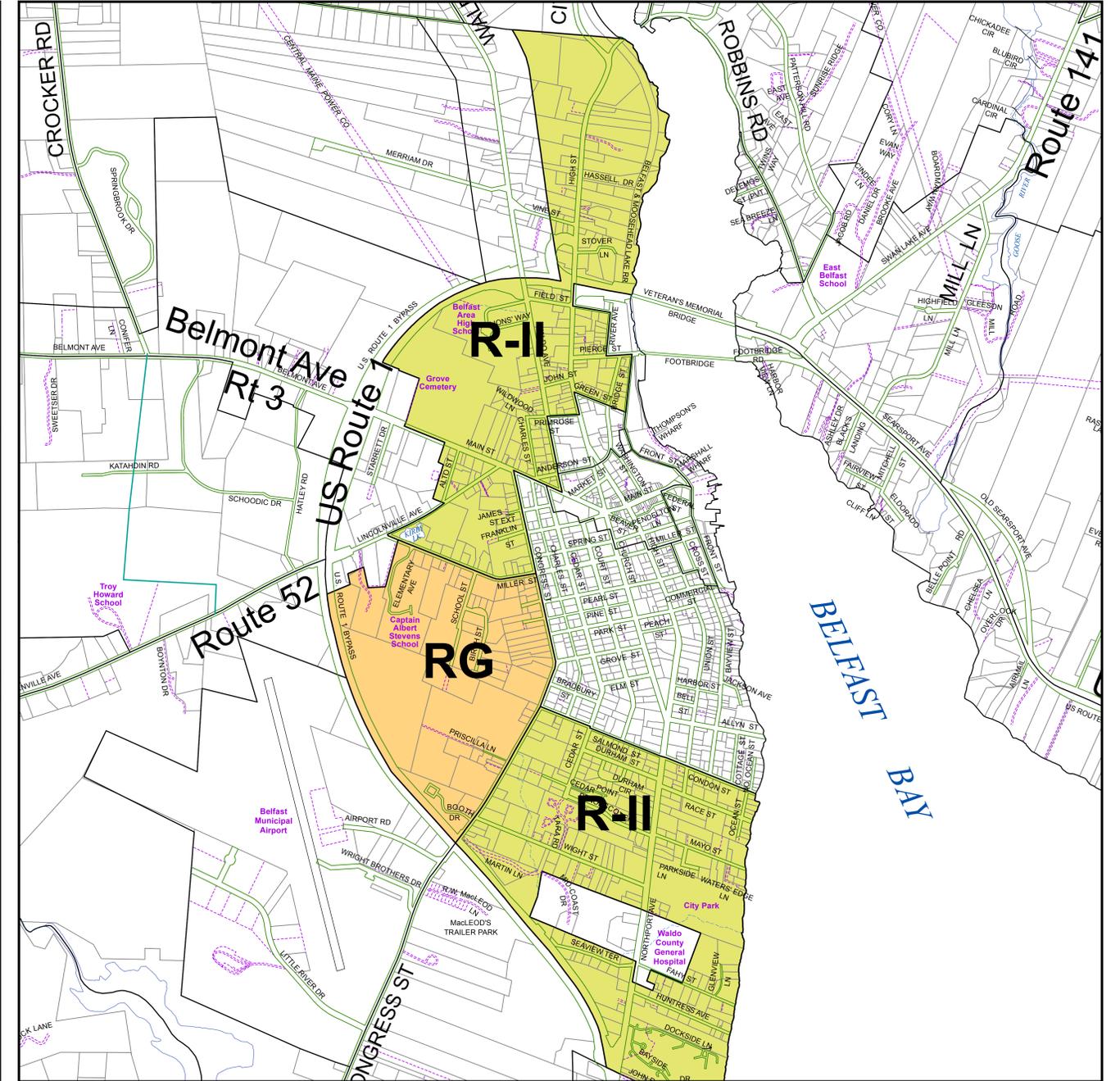
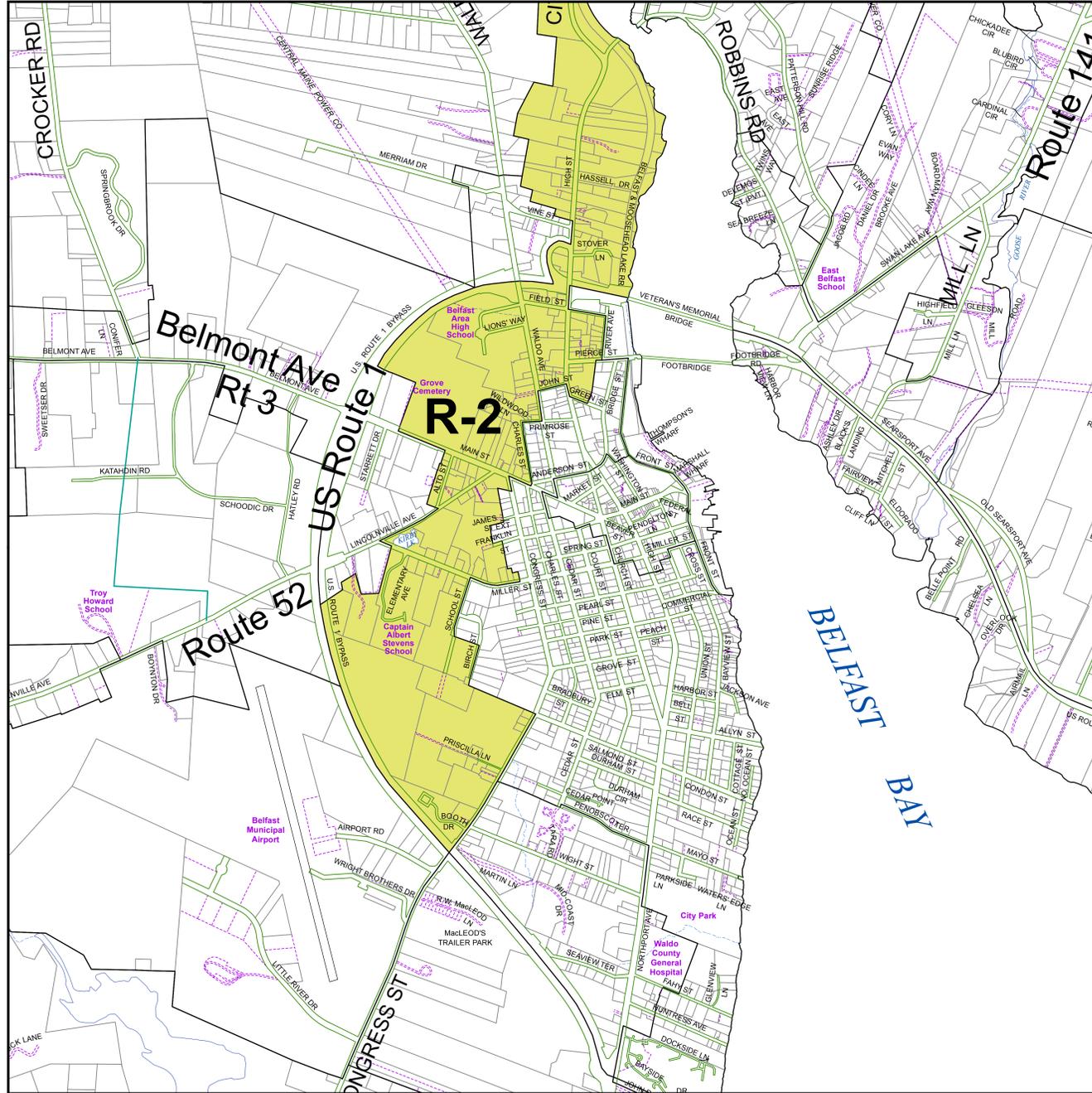
- 1) The City should consider implementing an option that would allow increased density (number of housing units/acre) on larger vacant lots (perhaps 1 acre or greater) provided the property is developed as a planned unit development. This approach would require the City to establish the accompanying planned unit development standards. Further, it may be appropriate to consider allowing an accessory apartment to a single family dwelling unit.
- 2) City should involve the In-Town Design Review Committee in the review of the construction of new multi-family housing. This approach may involve creating design standards to consider such developments. Further, this approach would involve mandatory participation in the design review process, however, applicant compliance with the Committee's recommendations would be voluntary.

- 3) Encourage extension of public sewer to areas which could support the construction of new housing within the by-pass, including potential City participation in the cost of extending sewer.
- 4) Encourage street connectivity in new developments, and discourage the construction of cul-de-sacs. Goal is to encourage a grid system of streets in this area so there are multiple ways in which motorists and pedestrians can travel to an area.
- 5) Encourage extended pavement shoulders for existing main streets and new streets which may be constructed so these paved shoulders can also serve as bike lanes.
- 6) Encourage planting of street trees
- 7) Examine how stormwater is managed through-out the area. The City often lacks adequate stormwater facilities and this is a significant neighbor-to-neighbor issue.
- 8) Long-term, encourage extension of City sidewalks to the area.

# Residential-2

## PROPOSED LAND USE AREA

## EXISTING ZONING



Zone  
R-2 Residential 2

Zone  
RG Residential Growth District  
R-II Residential II District

## **RESIDENTIAL 3 AREA**

### **“HEALTH CARE & HOUSING”**

**Goal:** To provide an area in which health care facilities/offices and professional offices are recognized as a primary use, and to establish this area near Waldo County General Hospital.

#### **Past, Current & Future Use**

Waldo County General Hospital and the many physician offices that have developed near the Hospital are now the prime uses in this area. The Hospital underwent a significant expansion in the late 1990's and continues to expand. It is one of the key reasons people, particularly retirees, from other areas in Maine and other states choose to live to Belfast. Other health care facilities, such as the Tall Pines Rehabilitation Center and Mid-coast Mental Health Services are also located in this area. The Hospital likely will remain a key part of the City's fabric and it is important to allow reasonable opportunities for the development of new health care related facilities, particularly offices for physicians who want or need to be located near the Hospital. It is noted that these active uses generate considerably more vehicular traffic than residences, and such traffic could adversely affect the desirability of the area for future housing development.

While the Hospital is the primary use, housing remains a significant type of development in the area. Sea View Terrace is a long established urban neighborhood, and single-family residential housing remains the predominant use on Wight Street. Publicly supported housing, such as Penobscot Terrace, Coastal Enterprises, and Huntress Gardens, also is located in this area. While the City believes much of the current housing will remain, in the longer term, more of the current single family houses likely will be converted into professional offices, and some of the limited amount of available land may similarly be used for offices. The City believes it is appropriate to allow new housing in the area, and there is a limited amount of land along Wight Street to accommodate such, but it wants current and future residents in this area to recognize that a health care office or facility likely could become their neighbor.

The main goal for this area is to allow uses that support the delivery of health care services. Thus, it is important that the City ensure that other types of nonresidential uses, such as retail and non-health care service providers, not be permitted in this area. The City now allows such uses in many areas of Belfast, and the limited amount of land in this area is too critical to the primary goal to encourage other types of nonresidential uses.

The City views this area as a critical 'Growth Area' to support health care operations and facilities for Belfast and all of Waldo County. The area also can support limited amounts of residential growth.

## Recommendations

### Permitted Uses (Examples of Main Uses)

- 1) Hospital/Health Care Facilities
- 2) Professional Offices & Health Care Offices
- 3) Single-Family & Two-Family Residences
- 4) Congregate Care & Elderly Housing
- 5) Home Occupations, Small Scale (low impact)
- 6) Bed & Breakfast
- 7) Municipal & County Uses
- 8) Schools, Churches, Day Care Centers & Similar Uses

### Minimum Lot Size

- 1) ¼ acre – 10,000 square ft for single-family or two-family (sewer)
- 2) ½ acre – 20,000 square feet for single-family and 1 acre for two-family (septic)
- 3) ½ acre for nonresidential uses (such as offices & municipal buildings)
- 4) 60 feet street frontage for residential and 100 feet for nonresidential

### Density (Number of Housing Units per Acre)

- 1) 4 single-family units per acre (sewer)
- 2) 2 single-family units per acre (septic)
- 3) 8 two-family (duplex) units per acre (sewer)
- 4) 2 two-family (duplex) units (1 structure with 2 units) per acre (septic)
- 5) 0 multi-family units per acre as multi-family is a prohibited use
- 6) There is no specific density standard for congregate or elderly housing units
- 6) No specific restriction is proposed regarding the amount of lot coverage for either a residential or a nonresidential use.

### Setbacks (Distance Structure must be Located from a Lot Line)

- 1) Front setback is usually 25 feet for houses, but potential opportunities for variable front setbacks on Wight Street if houses in the vicinity have a consistent amount of setback from the street that is less than 25 feet.
- 2) Front setback (structure) for offices, health care facilities, and other permitted nonresidential uses of 25 feet with appropriate landscape buffers.
- 3) Side setback of 15 feet for residences and 25 feet for offices and other nonresidential uses, with appropriate landscape buffers required for nonresidential uses.
- 4) Rear setback of 15 feet for dwelling unit and 5 feet for detached accessory structure to a residential unit, and 25 feet for offices and other nonresidential uses, with appropriate landscape buffers required for nonresidential uses.

## **Major Changes Compared to Current Requirements**

- 1) This is a new area that replaces the current Health Care District, and includes a portion of the area that is now in the RES-2 zone. The goal is to ensure there is a targeted area within the by-pass in which offices and health care facilities are permitted, and at the same time, greatly reducing the amount of area in which such uses are now allowed. The current Residential II and Residential Growth zoning districts allow professional offices and health care facilities anywhere in the districts. It was deemed that this approach creates a potential for conflict with a number of residential areas, and that this approach results in office uses being scattered through-out the community rather than concentrated near the Hospital.
- 2) Potential use of variable front setback requirement in limited areas.
- 3) An increase in the amount of side and rear setback requirements for nonresidential structures; 15 feet is increased to 25 feet.

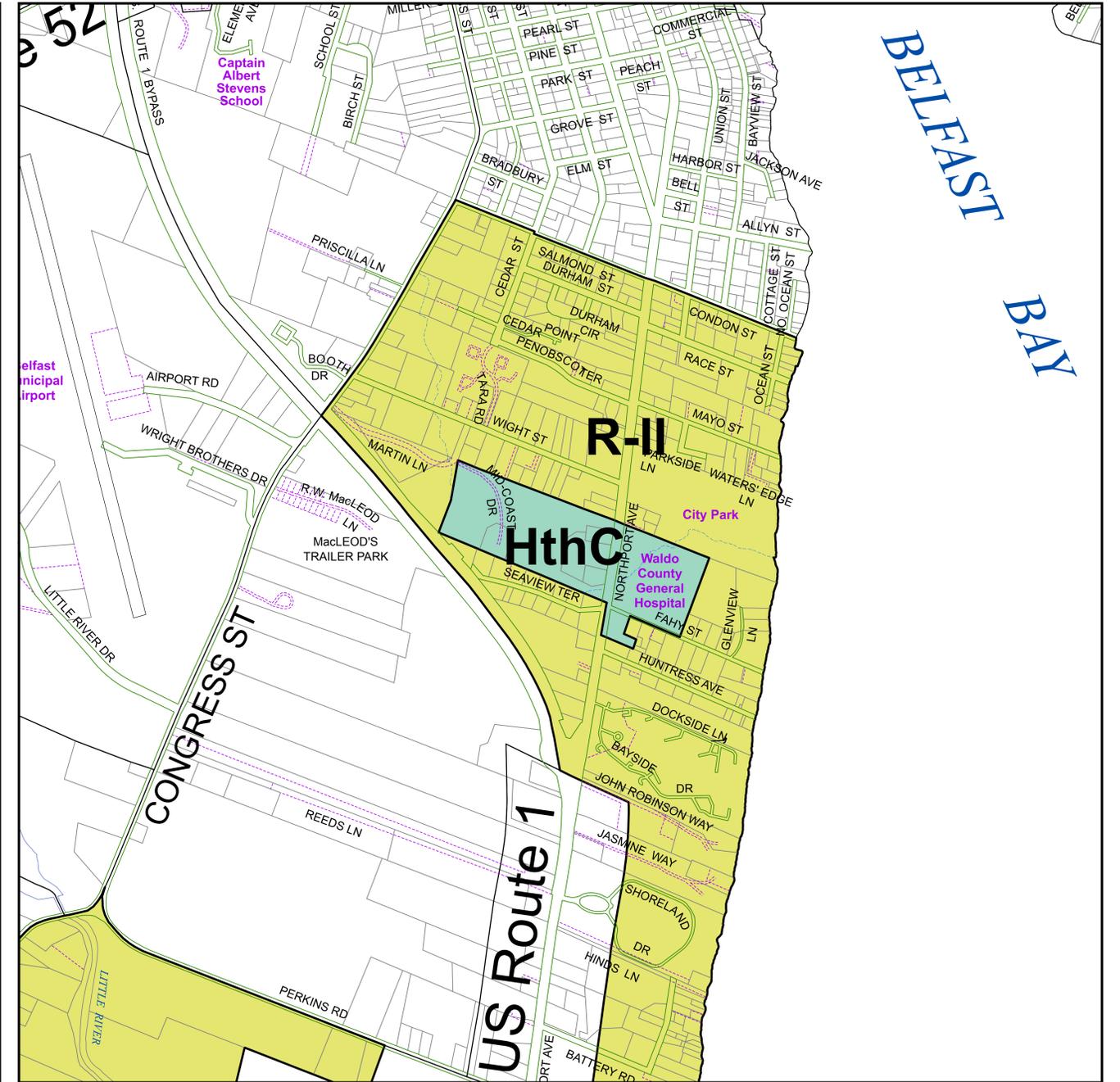
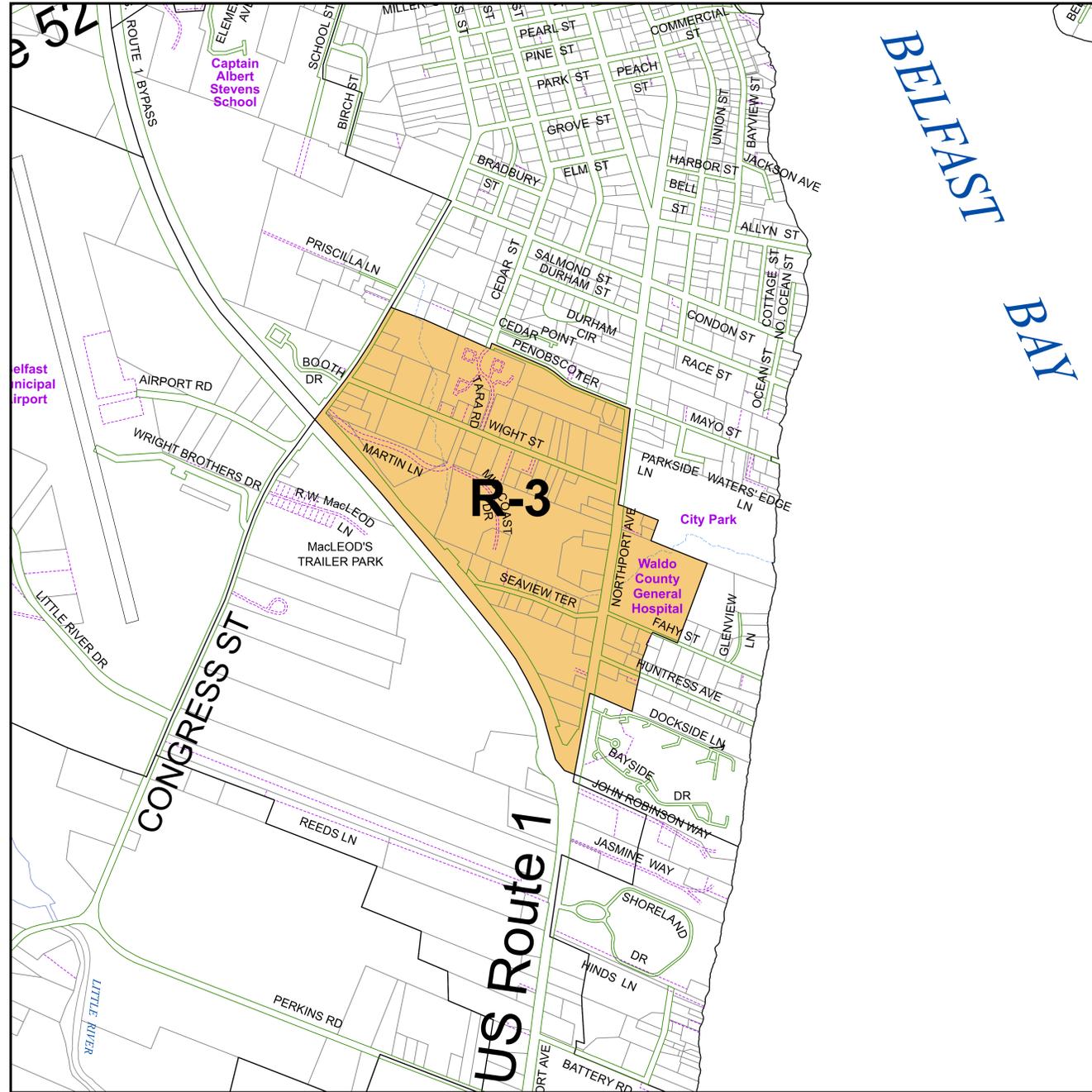
## **Other Issues & Ideas To Consider**

- 1) Encourage extension of sidewalks, particularly on Wight St. Wight Street should be a high priority for new sidewalk construction.
- 2) Encourage extended pavement shoulders for main streets so such can also serve as bike lanes. The City has created this type of pavement shoulder on Northport Avenue, and a similar type of pavement shoulder could be appropriate for Wight Street.
- 3) Encourage planting of street trees.
- 4) Examine how stormwater is managed through-out the area. City often lacks adequate stormwater facilities. This is a significant neighbor-to-neighbor issue and could hinder the development of professional offices in the area. Relying mostly upon on-site stormwater management is both expensive and land consumptive for many uses.
- 5) Consider establishing better quality performance standards, particularly with respect to requirements regarding landscaping, lighting and noise, with the intent of minimizing the amount of conflict between nonresidential uses and residential uses which often are located side-by-side. Past concern has been raised at Planning Board public hearings regarding operations at Waldo County General Hospital.

# Residential-3

## PROPOSED LAND USE AREA

## EXISTING ZONING



Zone  
R-3 Residential 3

Zone  
HthC Health Care District  
R-II Residential II District

# **DOWNTOWN COMMERCIAL AREA**

## **“ALLOW DOWNTOWN TO BE A DOWNTOWN”**

### **Goal**

To foster a healthy downtown area by retaining and encouraging development that is compatible and consistent with the character of the existing downtown area, and which can positively contribute to the community and area.

### **Overview of Past, Current & Future Use**

Anyone who lives in or travels to Belfast knows when they have arrived in the downtown area. The architecture is unlike any other area in the City. Many buildings are constructed of brick and share common walls, the buildings hug the sidewalk and frame the street, and on-street (public) parking rather than on-site (private) parking is the norm. The types of uses range from small retail stores (often less than 500 square feet in size), restaurants, service businesses, professional offices, some manufacturing, many City and County facilities, and residents who usually live on the upper floors of the above buildings. This is a traditional walk-able downtown area and it is the heart of the City.

The City has tailored current zoning standards for this area to ensure requirements are based on the development patterns that now exist. For example, there is a 0 foot setback from all property lines for all structures; on-site parking is not required in many areas, including for residences; and the minimum lot size and street frontage requirement is based on the smallest lot in the downtown. In short, it appears that most current standards and the types of uses that are permitted (and prohibited) are appropriate, and that significant changes are not warranted.

That said, the City will need to consider non-zoning means to support and enhance the vitality of the downtown area. This includes but is not limited to public financing of capital improvements, providing good quality maintenance services for City facilities, and retaining a strong public presence in the downtown area. Public facilities and services which should remain include but are not limited to: City facilities such as City Hall and Police; County facilities such as the District and Superior Court buildings; and Federal facilities such as the Post Office. Belfast's downtown, which is located adjacent to its waterfront, has most of the elements of a traditional downtown area and it is important that the community work to retain the current mix of uses.

The downtown is an important 'Growth Area' that can support additional private business development, public uses, and residential uses as an accessory use to nonresidential uses.

## **Recommendations**

### **Permitted Uses (Examples of Main Uses)**

- 1) Retail & Service businesses
- 2) Restaurants (exclude drive-through service areas)
- 3) Hotels
- 4) Offices
- 5) Theaters & Entertainment
- 6) Municipal & County Uses
- 7) Multi-family Residences, particularly on upper floors of commercial buildings (no new single family or first floor dwelling units, except outside of core of downtown area)

### **Minimum Lot Size**

- 1) 1,000 square feet for each lot, regardless of the type of use
- 2) 15 feet of street frontage

### **Density (Number of Housing Units per Acre & Lot Coverage)**

- 1) No predetermined density standard for a multi-family dwelling
- 2) No maximum lot coverage standard for any type of nonresidential use. A nonresidential use generally can use all of the land on the lot to construct a building or other improvements, which is the common method of development in much of the downtown.

### **Setbacks (Distance Structure must be Located from a Lot Line)**

No minimum setback required from any lot line, but perhaps a maximum setback of 5' from the street along the major streets of the downtown area on Main Street and portions of High Street.

### **Major Changes Compared to Current Requirements**

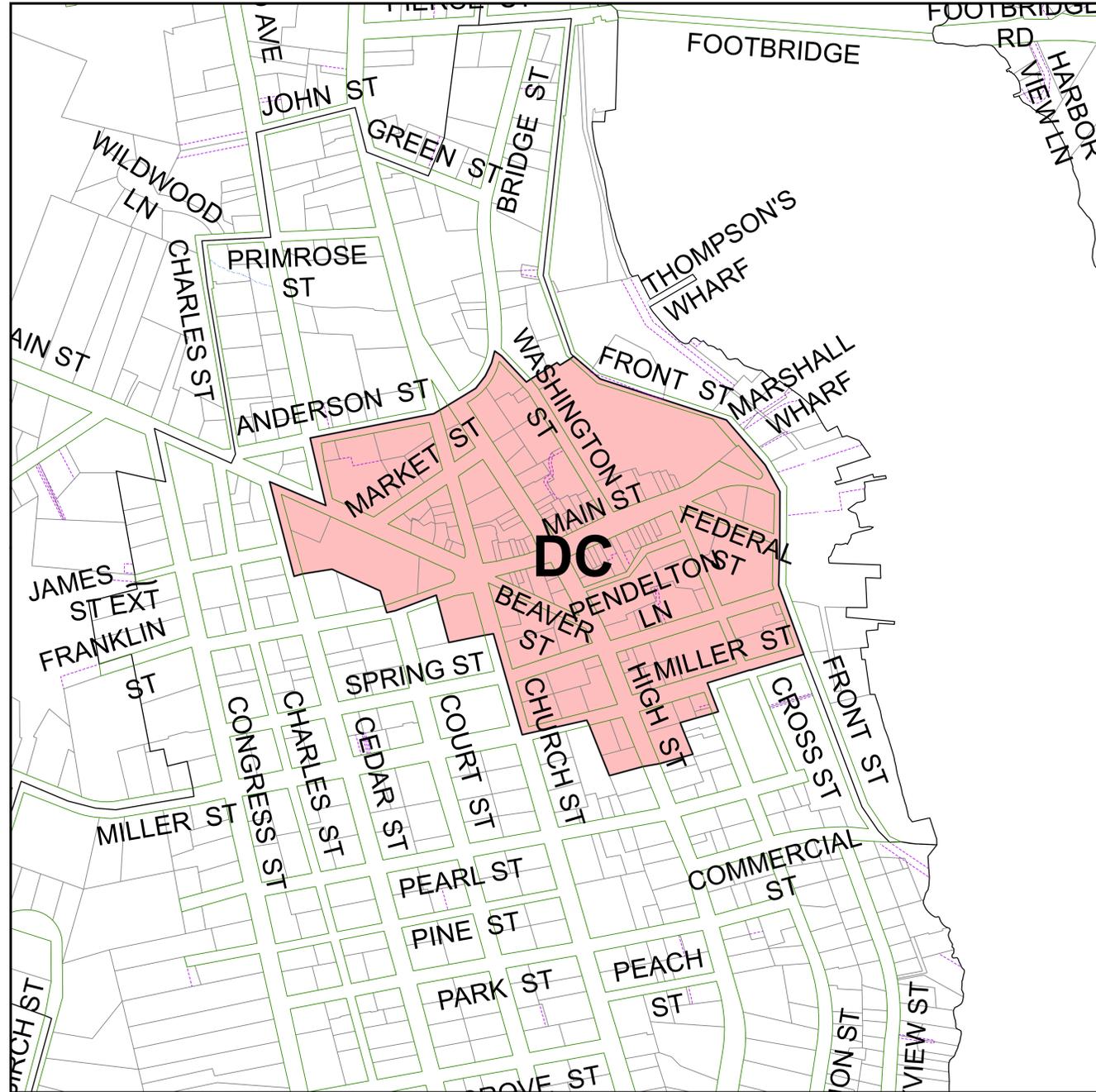
1. No significant changes are proposed to the uses, lot sizes or structure setbacks that now exist. May want to consider eliminating manufacturing uses as a permitted activity.
2. Size of zone is expanded to include most of the former Waterfront-1A zone near Front Street, and additional properties along High Street located southerly of the Library. Most properties along High Street that would be included are now used for a nonresidential or public use.

## **Other Issues & Ideas To Consider**

1. City should creatively use funds through the Tax Increment Financing District that was established for the downtown and waterfront area in 2006 to support enhancing key public facilities, particularly City streets, sidewalks and parking lots.
2. City should consider re-examining current sign standards that apply to the downtown area to ensure signs are compatible with design of buildings, character of the area, and are of appropriate size.
3. City should encourage ongoing integration of the downtown and waterfront area.
4. City should encourage the County and State government, as well as the City government, to retain key buildings and services in the downtown area. Belfast is the County seat, and most key County buildings are located in the downtown and are part of the fabric of the area.
5. City should examine the desirability of establishing a lower maximum building height limit in select areas of the downtown. The current building height of 60 feet is universal through-out the Downtown Commercial district. This height, however, is uncharacteristic of many buildings and areas in the downtown. Areas in which a lower height limit may be appropriate could include but are not necessarily limited to: lower Main Street, easterly of Washington and Cross Streets; section of High Street located southerly of Spring Street; and area westerly of the Post Office.

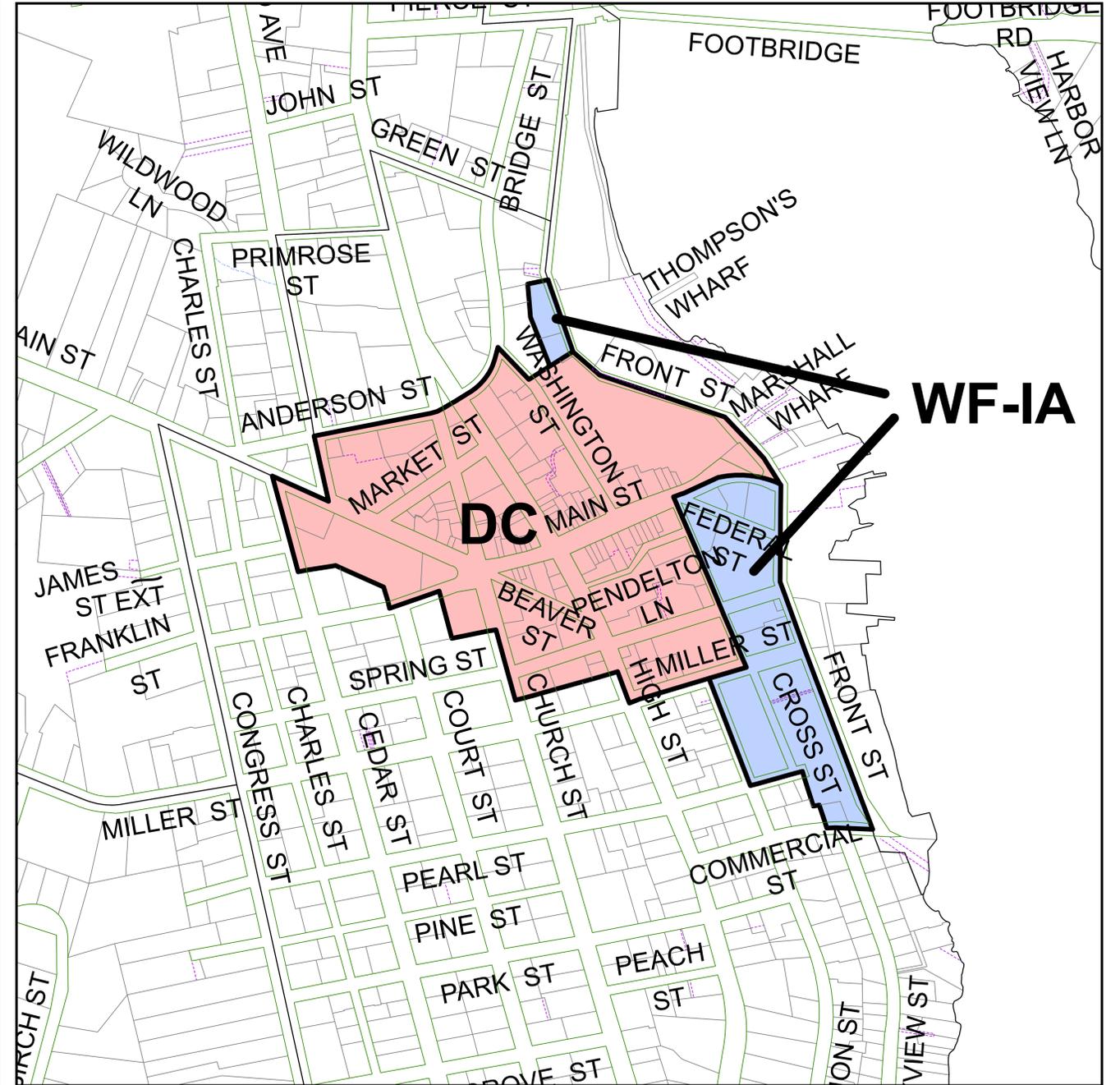
# Downtown Commercial

## PROPOSED LAND USE AREA



Zone  
DC Downtown Commercial

## EXISTING ZONING



Zone  
DC Downtown Commercial District  
WF-IA Waterfront I "A" Downtown District

# **WORKING WATERFRONT MIXED USE AREA**

## **“WORKING & PUBLIC WATERFRONT”**

### **Goal**

To provide a waterfront area that ensures water dependent uses, including commercial fishing, can flourish, that supports resident and public use of Belfast Bay and surrounding waters, and that fosters connectivity to the downtown area.

### **Overview of Past, Current & Future Use**

This is the only working waterfront area in Belfast, and includes most of the public and private facilities that allow public access to Belfast Bay. The City has invested considerable monies in providing improved marine and on-shore facilities to support public use of the marine waters, both commercial fishing and recreational uses, and provides year-round services at the harbor. The City owns about 30% of the 25+ acres of land in the area, as well as nearly 25% of the 4,200 lineal feet of shore frontage. In addition, the area is the waterfront edge of the City's downtown district and the businesses along the waterfront contribute to the vitality of the downtown. The area now serves a variety of users. City regulations and future development patterns should support a mix of development that helps retain a working waterfront, enhances public access to and enjoyment of the waterfront, and makes for a thriving business area.

This area also has experienced tremendous change in the last 25+ years. Historically, the waterfront was the core of the City's industrial area. Until the early 1980's, several large poultry plants and other manufacturers were located in the area. Few recreational boats or moorings were located in the harbor, partly because of the amount of waste product from these plants that was discharged into the adjacent waters of Belfast Bay. In the early 1990's, the City prepared a Waterfront Plan that envisioned the conversion of these manufacturing buildings into other industrial uses, and the City adopted zoning regulations to allow such uses. However, by early 2001, when the former Stinson Seafoods plant closed, Penobscot McCrum, which makes potato products, was the only large manufacturer which remained directly on the waterfront. The ongoing conversion of this area to a public recreation area and business district was spurred in the mid-1990's when MBNA worked with the City to demolish the former poultry plant near the lower end of Spring Street, and when MBNA subsequently granted the City ownership of what is now Belfast Commons and Steamboat Landing.

The closing of the Stinson Seafoods plant and the potential sale of this property spurred the Comprehensive Plan Committee to re-examine the goals of the 1990 City Waterfront Plan and the zoning that was adopted to implement this Plan. In January 2004, the

Committee submitted a new policy statement for this area which the Council adopted as an amendment to the Comprehensive Plan. In July 2004, the Council adopted new zoning and shoreland ordinances to implement this policy statement. The adopted amendments support the use of ‘contract rezoning’ to create greater flexibility in the application of City zoning and shoreland requirements with the goal of encouraging mixed use development and allowing applicants to better address constraints imposed by issues such as floodplain regulations. Several parties have pursued redevelopment of the former Stinson Seafoods plant, but by 2008, all development was put on hold, partly because of a weak residential housing market. The waterfront, however, continues to evolve, with the City completing reconstruction of the Belfast Footbridge, and pursuing plans for construction of a coastal walkway that will link public and private lands along the waterfront. Also, private businesses, such as French & Webb (boatbuilding), the Three Tides Restaurant and the Lookout Pub (restaurant) have opened, and interest in the harbor is continuing to grow.

It is recommended that the zoning and shoreland ordinances and accompanying policy statement that were adopted in 2004 remain in effect. The waterfront is considered a ‘Growth Area’ that can support a mix of uses, including some residential, provided the need to support water dependent uses is recognized.

## **Recommendations**

### **Permitted Uses (Examples of Main Uses)**

- 1) Marinas & Docks
- 2) Boat Building, Repair & Storage
- 3) Restaurants
- 4) Retail, Service & Office Uses
- 5) Hotel
- 6) Residential (multi-family) as an Accessory Use to Nonresidential Uses

### **Minimum Lot Size**

- 1) 1 acre for new lots
- 2) 200 feet of street frontage & 200 feet of shore frontage for new lots. It is important to require a fairly high amount of shore frontage for new lots to ensure that ownership of the waterfront is not fractured. Lots with small amounts of shore frontage can impair use of the waterfront by marine dependent uses.

### **Density (Number of Housing Units per Acre)**

- 1) Housing is permitted only when it is an accessory use to a nonresidential use. Number of units permitted should be based on the amount of nonresidential development on a property.

- 2) This is a densely developed area. As such, there is no maximum amount of lot coverage standards for development, even though it is a waterfront area and it is in the shoreland zone.

### **Setbacks (Distance Structure must be Located from a Lot Line)**

- 1) Structure setback requirements generally are 10 feet from all lot lines, however, the amount of setback can be adjusted if the applicant pursues approval through the contract rezoning process.
- 2) The City should not require any setback from the normal high water mark of the River or Bay, mostly because this is an intensely developed working waterfront area and many of the existing buildings are constructed immediately adjacent to the shore.

### **Major Changes Compared to Current Requirements**

None. The current zoning standards were established by the Council in July 2004 and include all provisions recommended by the Comprehensive Plan Committee at that time. This zoning district replaced the former Waterfront II and Waterfront 1B zoning districts, and the former Commercial Fisheries Maritime and General Development I Shoreland Districts.

### **Other Issues & Ideas To Consider**

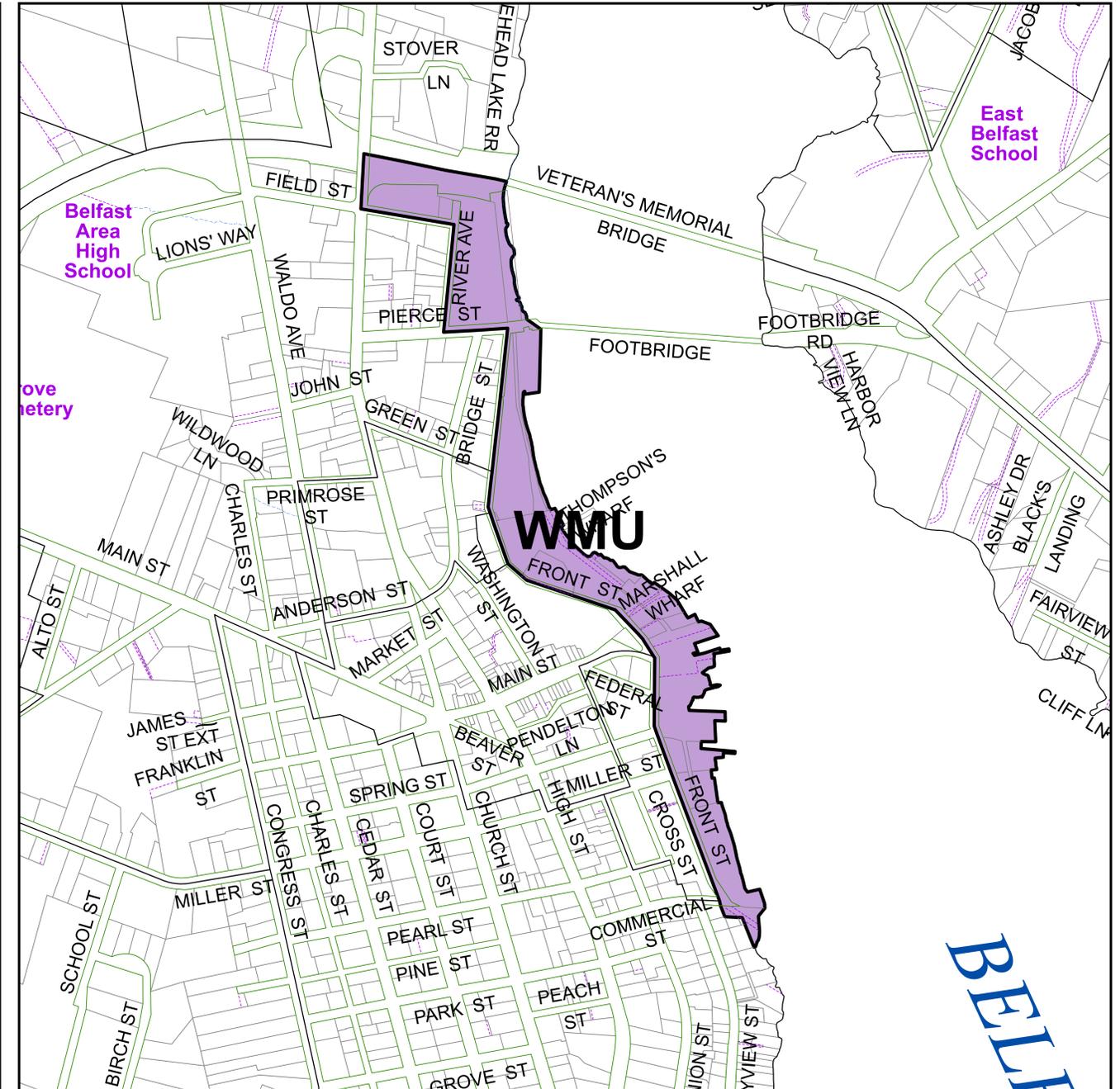
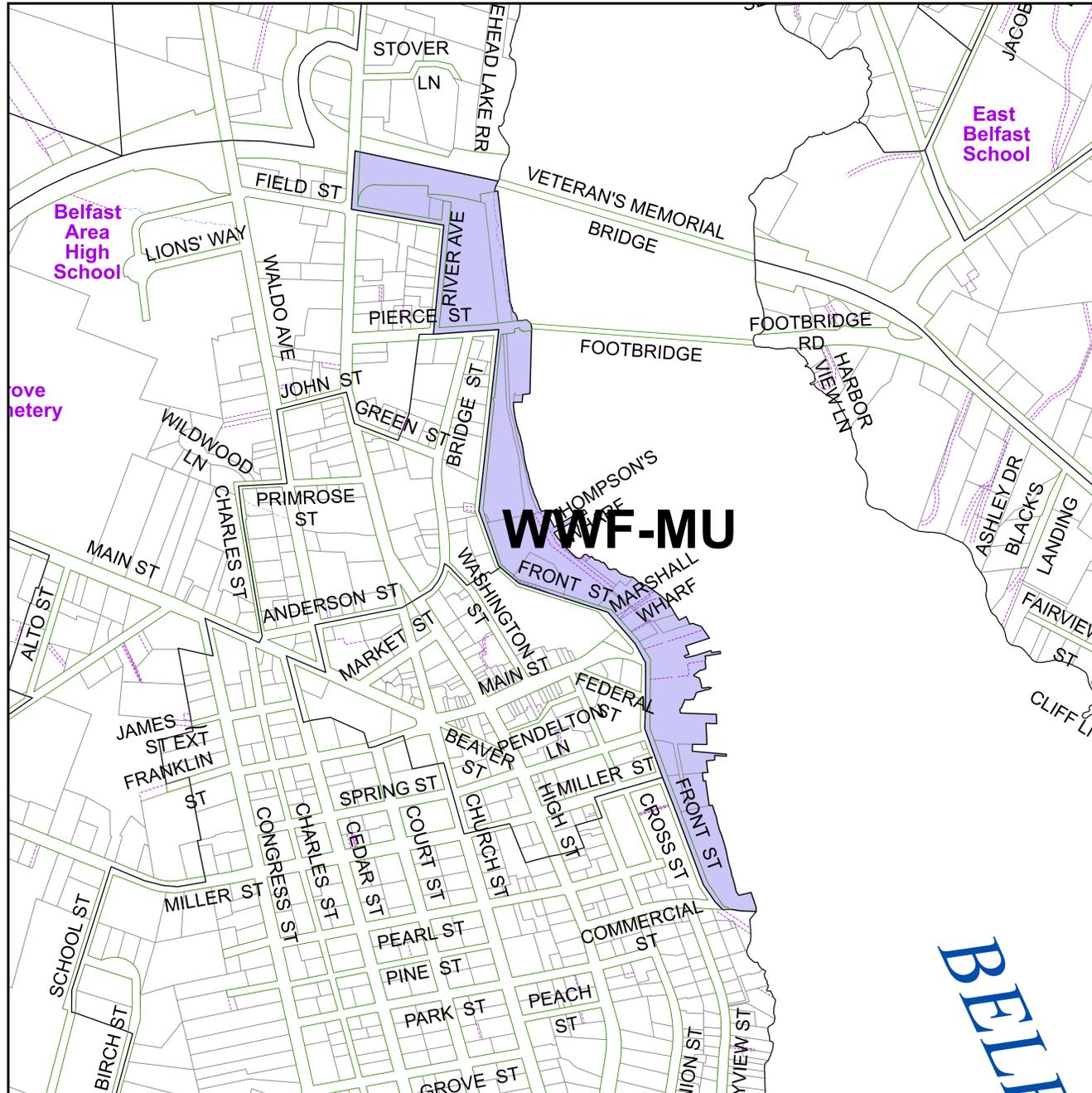
- 1) Redevelopment in this area faces many obstacles, the most difficult of which is the flood zone. Other issues include but are not limited to: the size and configuration of many of the lots; the depth of near shore (marine) waters; the amount of shore frontage for a lot, and in some areas, bad (contaminated) soils. Flood zone requirements often mean that new construction or major renovations of existing structures must elevate the lowest habitable floor 6 – 8 feet above the existing ground grade, which results in eliminating most use of the first floor. Constraints such as these resulted in the adoption of contract rezoning as a regulatory tool. Contract rezoning grants the City flexibility in applying land use regulatory standards.
- 2) Redevelopment of Front Street. Front Street, particularly the section located between the boat harbor and the Footbridge is in need of repair.
- 3) Construction of a public walking/bike path along the waterfront; the coastal walkway. The walkway would link the Steamboat Landing area to the newly reconstructed Belfast Footbridge, which provides a vital pedestrian link between the downtown/waterfront area and east Belfast.
- 4) Need for additional public parking, particularly near the dock
- 5) Getting people from the waterfront to the downtown and elsewhere. Walking up the hill from the harbor to the downtown is difficult for many persons.
- 6) The most appropriate long-term use of public lands and buildings, such as Masker's Building and former railroad property.

- 7) Public policy decisions regarding use of tax funds generated by Tax Increment Financing District the City created for the downtown and waterfront area in 2006. While there are few monies in this fund at present, if properties such as the former Stinson Seafoods property are redeveloped, there would be sufficient monies in this fund to pursue construction of significant public improvements in the downtown and waterfront area.

# Working Waterfront- Mixed Use

## PROPOSED LAND USE AREA

## EXISTING ZONING



Zone  
WWF-MU Working Waterfront- Mixed Use

Zone  
WMU Waterfront Mixed Use District