

**CHAPTER 102, ZONING, ARTICLE V, DISTRICT REGULATIONS - DIMENSIONAL STANDARDS**  
 When an \* asterisk and [ ] are on the Dimensional Chart, such as \*[1], Refer to the Footnotes that accompany the Dimensional Standards

| <b>DIMENSIONAL STANDARD</b>                                    | <b>RESIDENTIAL 1</b> | <b>RESIDENTIAL 2</b> | <b>RESIDENTIAL 3</b> | <b>DOWNTOWN COMMERCIAL</b> | <b>WATERFRONT MIXED USE 1</b> | <b>WATERFRONT MIXED USE 2</b> |
|--|----------------------|----------------------|----------------------|----------------------------|-------------------------------|-------------------------------|
| <b><u>MINIMUM LOT SIZE</u></b>                                 |                      |                      |                      |                            |                               |                               |
| Minimum Lot Size, Residential, Public Sewer                    | 10,000 sf            | 10,000 sf            | 10,000 sf            | 2,000 sf- *[1]             | 43,560 sf -* [2]              | 20,000 sf- *[2]               |
| Minimum Lot Size, Residential, Back Lot, Public Sewer          | 7,500 sf - *[3]      | 7,500 sf             | 7,500 sf             | 2,000 sf- *[1]             | 43,560 sf- *[2]               | 20,000 sf- *[2]               |
| Minimum Lot Size, Residential, Subsurface System               | 20,000 sf            | 20,000 sf            | 20,000 sf            | Prohibited                 | Prohibited                    | Prohibited                    |
| Minimum Lot Size, Residential, Back Lot, Subsurface System     | 20,000 sf            | 20,000 sf            | 20,000 sf            | Prohibited                 | Prohibited                    | Prohibited                    |
| Minimum Lot Size, Non-Residential, Public Sewer                | 10,000 sf            | 10,000 sf            | 10,000 sf            | 2,000 sf                   | 43,560 sf (1 Acre)            | 20,000 sf                     |
| Minimum Lot Size, Non-Residential (No Frontage) , Public Sewer | 10,000 sf            | 10,000 sf            | 10,000 sf            | 2,000 sf                   | 43,560 sf (1 Acre)            | 20,000 sf                     |
| Minimum Lot Size, Non-Residential, Subsurface System           | 20,000 sf            | 20,000 sf            | 20,000 sf            | Prohibited                 | Prohibited                    | Prohibited                    |
| <b><u>MINIMUM STREET FRONTAGE FOR A LOT</u></b>                |                      |                      |                      |                            |                               |                               |
| Minimum Street Frontage - Residential                          | 60 ft                | 60 ft                | 60 ft                | 20 ft - *[1]               | 200 ft - *[2]                 | 200 ft -*[2]                  |
| Minimum Street Frontage - Non-Residential                      | 80 ft - *[4]         | 80 ft - *[4]         | 80 ft - *[4]         | 20 ft                      | 200 ft                        | 200 ft                        |
| Minimum Width Lot - Back Lot - Residential                     | 60 ft                | 60 ft                | 60 ft                | 20 ft - *[1]               | 200 ft -* [2]                 | 200 ft - *[2]                 |

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| DIMENSIONAL STANDARD  | RESIDENTIAL 1   | RESIDENTIAL 2   | RESIDENTIAL 3   | DOWNTOWN COMMERCIAL | WATERFRONT MIXED USE 1 | WATERFRONT MIXED USE 2 |
|---|---|---|---|---------------------|------------------------|------------------------|
| <b><u>MINIMUM STREET FRONTAGE (Continued)</u></b>               |   |   |   |                     |                        |                        |
| Minimum Width Lot - Back Lot - Non-Residential                  | 80 ft - *[4]  | 80 ft - *[4]  | 80 ft -*[ 4]  | 20 ft               | 200 ft                 | 200 ft                 |
| <b><u>MINIMUM FRONT SETBACK FOR A STRUCTURE</u></b>             |   |   |   |                     |                        |                        |
| Front Setback, Structure- Residential (Primary Structure)       | Traditional Neighborhood Setback<br>Area #1 - 5 ft<br>Area #2 - 10 ft<br>Area #3 - 15 ft<br>Area #4 - 20 ft<br>Area # 5 - 25 ft<br>Area # 6 - 30 ft<br>Area # 7 - 40 ft<br>Area # 8 - 60 ft | Traditional Neighborhood Setback<br>Area #1 - 5 ft<br>Area #2 - 10 ft<br>Area #3 - 15 ft<br>Area #4 - 20 ft<br>Area # 5 - 25 ft<br>Area # 6 - 30 ft<br>Area # 7 - 40 ft<br>Area # 8 - 60 ft | Traditional Neighborhood Setback<br>Area #1 - 5 ft<br>Area #2 - 10 ft<br>Area #3 - 15 ft<br>Area #4 - 20 ft<br>Area # 5 - 25 ft<br>Area # 6 - 30 ft<br>Area # 7 - 40 ft<br>Area # 8 - 60 ft | 0 ft -*[ 1]         | 10 ft -*[ 1]           | 10 ft -*[1]            |
| Front Setback, Structure- Residential (Accessory Structure)     | 20 ft or Traditional Setback if Traditional is Greater than 20'   | 20 ft or Traditional Setback if Traditional is Greater than 20'   | 20 ft or Traditional Setback if Traditional is Greater than 20'   | 0 ft - *[1]         | 10 ft - *[2]           | 10 ft - * [2]          |
| Front Setback, Structure - Nonresidential (Primary Structure)   | Traditional Neighborhood Setback<br>Area #1 or # 2 - 10 ft<br>Area #3 or #4 - 20 ft<br>Area # 5 - 25 ft<br>Area # 6 - 30 ft<br>Area # 7 - 40 ft<br>Area # 8 - 60 ft                         | Traditional Neighborhood Setback<br>Area #1 or # 2 - 10 ft<br>Area #3 or #4 - 20 ft<br>Area # 5 - 25 ft<br>Area # 6 - 30 ft<br>Area # 7 - 40 ft<br>Area # 8 - 60 ft                         | Traditional Neighborhood Setback<br>Area #1 or # 2 - 10 ft<br>Area #3 or #4 - 20 ft<br>Area # 5 - 25 ft<br>Area # 6 - 30 ft<br>Area # 7 - 40 ft<br>Area # 8 - 60 ft                         | 0 ft                | 10 ft                  | 10 ft                  |
| Front Setback, Structure - Nonresidential (Accessory Structure) | 20 ft or Traditional Setback if Traditional is Greater than 20'   | 20 ft or Traditional Setback if Traditional is Greater than 20'   | 20 ft or Traditional Setback if Traditional is Greater than 20'   | 0 ft                | 10 ft                  | 10 ft                  |

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|---|----------------------|----------------------|----------------------|----------------------------|-------------------------------|-------------------------------|
| <b><u>MINIMUM SIDE SETBACK FOR A STRUCTURE</u></b>        |                      |                      |                      |                            |                               |                               |
| Side Setback- Residential - Primary Structure             | 15 ft                | 15 ft                | 15 ft                | 0 ft - *[1]                | 10 ft -*[2]                   | 10 ft -* [2]                  |
| Sde Setback - Residential - Accessory Structure           | 15 ft                | 15 ft                | 15 ft                | 0 ft - *[1]                | 10 ft -*[2]                   | 10 ft - *[2]                  |
| Side Setback- Non-Residential - Primary Structure         | 20 ft                | 20 ft                | 20 ft                | 0 ft                       | 10 ft                         | 5 ft                          |
| Side Setback- Non-Residential -Accessory Structure        | 20 ft                | 20 ft                | 20 ft                | 0 ft                       | 10 ft                         | 5 ft                          |
| <b><u>MINIMUM REAR SETBACK FOR A STRUCTURE - *[9]</u></b> |                      |                      |                      |                            |                               |                               |
| Rear Setback - Residential - Primary Structure            | 10 ft                | 10 ft                | 10 ft                | 0 ft - *[1]                | 10 ft -* [2]                  | 10 ft - *[2]                  |
| Rear Setback - Residential - Accessory Structure          | 10 ft                | 10 ft                | 10 ft                | 0 ft - *[1]                | 10 ft - *[2]                  | 10 ft -* [2]                  |
| Rear Setback - Nonresidential - Primary Structure         | 20 ft                | 20 ft                | 20 ft                | 0 ft                       | 10 ft                         | 5 ft                          |
| Rear Setback - Nonresidential - Accessory Structure       | 20 ft                | 20 ft                | 20 ft                | 0 ft                       | 10 ft                         | 5 ft                          |
|   |                      |                      |                      |                            |                               |                               |
|   |                      |                      |                      |                            |                               |                               |

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|---|--|---|---|----------------------------|-------------------------------|-------------------------------|
| <b><u>DENSITY STANDARD (Number of Units/Size of Lot)</u></b>                |  |   |   |                            |                               |                               |
| Single Family Residential (Public Sewer)                                    | 1 Unit/10,000 sf                                 | 1 Unit/10,000 sf  | 1 Unit/10,000 sf  | No Density Standard - *[1] | Accessory Use Only -*[1]      | Accessory Use Only -*[1]      |
| Single Family Residential (Subsurface System)                               | 1 Unit/20,000 sf                                 | 1 Unit/20,000 sf  | 1 Unit/20,000 sf  | Prohibited                 | Prohibited                    | Prohibited                    |
| Single Family Residential with One Accessory Apartment (Public Sewer)       | 1 Primary Unit & 1 Accessory Apartment/10,000 sf | 1 Primary Unit & 1 Accessory Apartment/10,000 sf                                | 1 Primary Unit & 1 Accessory Apartment/10,000 sf                                | No Density Standard - *[1] | Accessory Use Only -* [2]     | Accessory Use Only - *[2]     |
| Single Family Residential with One Accessory Apartment, (Subsurface System) | 1 Primary Unit & 1 Accessory Apartment/20,000 sf | 1 Primary Unit & 1 Accessory Apartment/20,000 sf                                | 1 Primary Unit & 1 Accessory Apartment/20,000 sf                                | Prohibited                 | Prohibited                    | Prohibited                    |
| Two-Family Residential, Public Sewer  | 1 two-family/10,000 sf                           | 1 two-family/10,000 sf  | 1 two-family/10,000 sf  | No Density Standard -*[1]  | Accessory Use Only -* [2]     | Accessory Use Only - *[2]     |
| Two-Family Residential, Subsurface System                                   | 1 two-family/20,000 sf                           | 1 two-family/20,000 sf  | 1 two-family/20,000 sf  | Prohibited                 | Prohibited                    | Prohibited                    |
| Multi-Family Residential, Public Sewer                                      | Prohibited -*[5]                                 | 10,000 sf to allow multi-family & 1 Unit/2,000 sf - New Construction Only -*[6] | 10,000 sf to allow multi-family & 1 Unit/2,000 sf - New Construction Only -*[6] | No Density Standard - *[1] | Accessory Use Only - *[2]     | Accessory Use Only - *[2]     |
| Multi-Family Residential, Subsurface System                                 | Prohibited                                       | Prohibited  | Prohibited  | Prohibited                 | Prohibited                    | Prohibited                    |
|   |  |   |   |                            |                               |                               |
|   |  |   |   |                            |                               |                               |

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| DIMENSIONAL STANDARD  | RESIDENTIAL 1   | RESIDENTIAL 2   | RESIDENTIAL 3   | DOWNTOWN COMMERCIAL                                      | WATERFRONT MIXED USE 1                       | WATERFRONT MIXED USE 2                       |
|---|---|---|---|--|--|--|
| <b><u>MAXIMUM LOT COVERAGE</u></b>  |   |   |   |  |  |  |
| Maximum Lot Coverage - Residential (Impervious Surface Ratio); Single Family, Two-Family & Accessory Apartments   | Based on Lot Size<br>5,000 sf or Less - 70%<br>5,001 to 10,000 sf - 60%<br>10,001 to 15,000 sf - 50%<br>15,001 sf or more - 40% | Based on Lot Size<br>5,000 sf or less - 70%<br>5,001 to 10,000 sf - 60%<br>10,001 to 15,000 sf - 50%<br>15,001 sf or more - 40% | Based on Lot Size<br>5,000 sf or less - 70%<br>5,001 to 10,000 sf - 60%<br>10,001 to 15,000 sf - 50%<br>15,001 sf or more - 40% | 100% - *[1]  | 100% - *[2]                                  | 100% - *[2]                                  |
| Maximum Lot Coverage - Residential (Structure Coverage)   | N/A   | N/A   | N/A   | N/A  | N/A  | N/A  |
| Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for New Nonresidential Construction, including Multi-Family Housing, on a Vacant Lot                                    | Based on Lot Size Less Than 10,000 sf - 80%<br>10,001 to 20,000 sf - 75%<br>20,001 - 43,560 sf - 70%<br>43,561 or more - 65%    | Based on Lot Size Less Than 10,000 sf - 80%<br>10,001 to 20,000 sf - 75%<br>20,001 - 43,560 sf - 70%<br>43,561 or more - 65%    | Based on Lot Size Less Than 10,000 sf - 80%<br>10,001 to 20,000 sf - 75%<br>20,001 - 43,560 sf - 70%<br>43,561 or more - 65%    | 100%   | 100% - * [2]                                 | 100% - *[2]                                  |
| Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for Nonresidential Construction, including Multi-Family Housing , on an Existing Lot Developed for a Nonresidential Use | Based on Lot Size Less Than 10,000 sf - 90%<br>10,001 to 20,000 sf - 80%<br>20,001 - 43,560 sf - 75%<br>43,561 or more - 70%    | Based on Lot Size Less Than 10,000 sf - 90%<br>10,001 to 20,000 sf - 80%<br>20,001 - 43,560 sf - 75%<br>43,561 or more - 70%    | Based on Lot Size Less Than 10,000 sf - 90%<br>10,001 to 20,000 sf - 80%<br>20,001 - 43,560 sf - 80%<br>43,561 or more - 80%    | 100%   | 100% - * [6]                                 | 100% - *[6]                                  |
| Maximum Lot Coverage - Nonresidential (Structure Coverage)  | N/A   | N/A   | N/A   | N/A  | N/A  | N/A  |
| <b><u>MAXIMUM STRUCTURE HEIGHT</u></b>  |   |   |   |  |  |  |
| Maximum Height - Non-Shoreland Area   | 38 ft   | 38 ft   | 38 ft   | Downtown # 1 - 45 ft -*[7]<br>Downtown # 2 - 60 ft -*[7] | 35 ft or Height per Contract Rezoning - *[8] | 35 ft or Height per Contract Rezoning - *[8] |
| Maximum Height - Shoreland  | 35 ft   | 35 ft   | 35 ft   | N/A  | 35 ft or Height per Contract Rezoning - *[8] | 35 ft or Height per Contract Rezoning - *[8] |

## **FOOTNOTES FOR DIMENSIONAL TABLE**

All footnotes are identified on the Dimensional Table in brackets; for example [1]. A footnote identifies Ordinance language that applies to the specific dimensional standard identified in the Dimensional Table.

Footnote \*[1]. In the Downtown Commercial zoning district, residential uses are allowed, provided the residential use is not located on the first floor; any residential use must be located on an upper floor. Notwithstanding this standard, a structure which had a residential use located on the first floor on or before the date of adoption of this Ordinance (-----, 2014) may continue as a legally established nonconforming use, and the residential use may be expanded if such expansion complies with requirements of Chapter 102, Zoning, Article III, Nonconformance.

Footnote \*[2]. In the Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts, residential uses are allowed only as an accessory use to a nonresidential use, and a property (lot) on which an applicant proposes to construct one or more residential dwelling units shall include one or more permitted nonresidential uses on the same property (lot). Further, any dwelling unit that is constructed shall comply with the following standards:

- (1) The maximum usable floor area of the total of all residential dwelling units that are established on a property (lot) that is one acre or less in size shall not exceed the total amount of floor area of all nonresidential uses located within one or more structures on the same property (lot).
- (2) The maximum usable floor area of the total of all residential dwelling units that are established on a property (lot) that is more than one acre in size shall not exceed 75% of the total amount of floor area of all nonresidential uses located within one or more structures on the same property (lot).
- (3) Standards (1) and (2) above, apply to any application to construct one or more new nonresidential dwelling units on or after July 20, 2004 (date when standard was enacted). Any dwelling unit constructed before July 20, 2004 that does not satisfy the above density standards shall be considered a nonconforming use of record which may continue, and said dwelling unit may be expanded in compliance with applicable provisions of Chapter 82, Shoreland, and Chapter 102, Zoning, Article III, Nonconformance.
- (4) The property the City identifies as Map 13, Lot 46, located at 3 Field Street, which was used exclusively as a single family residence on the date of adoption of this Ordinance amendment (-----, 2014), is considered a legally established nonconforming use, and may continue to be used exclusively as a single family residence. Further, the primary residential structure may be expanded, any existing accessory structure to the single family residence may be expanded, and any new accessory structure to the single family residence may be constructed, provided all structures comply with structure setback standards that apply.
- (5) The density standards identified in standards (1) and (2) above, may be modified by the City of Belfast through a contract rezoning agreement adopted pursuant to applicable provisions of Chapter 82, Shoreland, and Chapter 102, Zoning, Article III, Nonconformance.

Footnote \*[3]. In the portion of the Residential 1 zoning district which is located within the Belfast Historic District, reference map entitled Belfast Historic District which can be found in Chapter 102, Zoning, Article I, In General, the minimum lot size for a Back Lot on public sewer shall be 10,000 square feet. The minimum lot size standard of 7,500 square feet for a Back Lot on public sewer shall only apply to a property which is not located within the Belfast Historic District.

Footnote \*[4]. In the Residential 1, Residential 2 and Residential 3 zoning districts, a nonresidential use that is proposed for a vacant (undeveloped) property (lot), or a property (lot) which was used for a residential use at the time the nonresidential use is proposed, shall have a minimum of 80 feet of street frontage. A property in the above zoning districts which was being used for a nonresidential use on or before the date of adoption of this Ordinance (----, 2014) that does not satisfy this minimum street frontage requirement, shall be considered a nonconforming lot of record and the nonresidential use may continue on said property (lot) subject to requirements of Chapter 102, Zoning, Nonconformance.

Footnote \*[5]. In the Residential 1 zoning district, an existing structure that was used as a multi-family residence on or before January 1, 1986, is considered a legally established nonconforming use of record. Subject to requirements of Chapter 102, Zoning, Article III, Nonconformance, the nonconforming use of said structure may continue, and an expansion may be permitted.

Footnote \*[6]. Effective with the date of adoption of this Ordinance amendment (----, 2014), in the Residential 2 and Residential 3 zoning districts, the construction of a new multi-family dwelling structure is allowed as a permitted use. In the same above districts, the conversion of a structure that was used as a single family or two-family residence on or before the date of adoption of this Ordinance (----, 2014) into a multi-family dwelling is prohibited. In the same above districts, an existing structure that was used as a multi-family residence on or before January 1, 1986, is considered a legally established nonconforming use of record, and subject to requirements of Chapter 102, Zoning, Article III, Nonconformance, the nonconforming use of said structure may continue, and an expansion may be permitted.

Footnote \*[7]. In Area #1 of the Downtown Commercial zoning district the following maximum height restrictions shall apply:

- (1) A new structure shall not exceed a height of 45 feet;
- (2) the height of a structure that existed on or before the date of adoption of this Ordinance (---, 2014) shall not be increased to a height of greater than 45 feet; and
- (3) any structure that existed on or before the date of adoption of this Ordinance that had a height of 45 feet or more may continue as a legally established nonconforming structure with regard to structure height, however, the height of such a structure shall not be increased.

Area #1 of the Downtown Commercial zoning district is identified on the map in this section entitled: Downtown Commercial zoning district, Maximum Height requirements.

In Area #2 of the Downtown Commercial zoning district the following maximum height restrictions shall apply:

- (1) A new structure shall not exceed a height of 60 feet;

- (2) the height of a structure that existed on or before the date of adoption of this Ordinance (----, 2014) shall not be increased to a height of greater than 60 feet, and
- (3) any structure that existed on or before the date of adoption of this Ordinance that had a height of 60 feet or more may continue as a legally established nonconforming structure with regard to structure height, however, the height of such a structure shall not be increased.

Area #2 of the Downtown Commercial zoning district is identified on the map in this section entitled: Downtown Commercial zoning district, Maximum Height requirements.

Footnote \*[8]. In the Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts, the maximum height of a structure shall not exceed 35 feet, unless the City allows or allowed a structure height of greater than 35 feet pursuant to an adopted contract rezoning agreement; reference Chapter 102, Zoning, Article X, Contract Rezoning.

Footnote \*[9]. This standard identifies how to determine the amount of rear setback required for structures located on a corner lot; a lot has frontage on two or more streets. Pursuant to the City Ordinances, a corner lot has only one street frontage for the purposes of determining the amount of front setback required for structures. In the case of a corner lot, the amount of structure setback for all other lot lines shall comply with the side setback requirement for the respective zoning district.