

TOWN OF FREEPORT

NOTICE OF PUBLIC HEARINGS

Public Hearings have been scheduled for March 19, 2019 at 6:30p.m.in the Freeport Town Council Chambers to discuss the following proposed amendments to the Freeport Zoning Ordinance and the Official Zoning Map:

1) Commercial 1 & 3 Districts – Proposed amendments to **Sec. 104**, Definitions; Sec. 409, Commercial 1 District; **Sec. 411**, Commercial 3 District of the Freeport Zoning Ordinance. All proposed amendments pertain to allowing vehicle wash centers in the Commercial 1 (C-1) District (Route One South) and to setback requirements in the Commercial 1 and 3 Districts and screening requirements in the Commercial 1 District. Amendments are in **Sec. 104** – add definition of “vehicle wash center”, **Sec. 409** – C-1 District – add the use of “vehicle wash center” subject to Site Plan Review. Amend **Sec. 409.D.5** to allow reduced side and rear setback requirements if certain conditions apply. Amend **Sec. 409.D.9** require screening for outdoor uses that are accessory to vehicle wash centers, such as vacuuming areas. **Sec. 411** -- C-3 District – **Sec. 411.D.5** clarify combined side setback requirement to be a combination of 75’ and a minimum of 25’.

2) Island Districts, **Sec. 426. A-D** and **Sec. 104** Definitions –The proposed amendments establishes separate rules for islands that are connected to the mainland with a causeway, now all islands whether connected to the mainland or not have the same rules. **Sec. 104 – Definitions** – add “outdoor recreation” and “rustic campgrounds”, **Sec 426 A-D** – replaces the use of “nature interpretation” with outdoor recreation and outdoor recreation schools”, amends setback requirements and the restriction of one accessory structure for islands connected to the mainland with a causeway (Bartol Island and Little Flying Point Island) other minor amendments are proposed.

3) Medium Density A/B Districts – **Sec. 406.41** – add “boat yard” as a permitted use subject to Site Plan Review, **Sec. 104** Definitions – add retail sales to the list of activities allowed at “boat yards”, **Sec.406.C.4** and **Sec. 406.E.4** – clarification of when setback reductions are possible.

INFORMATION CONCERNING THESE HEARINGS CAN BE OBTAINED AT THE TOWN CLERK’S OFFICE, THE TOWN MANAGER’S OFFICE, THE FREEPORT COMMUNITY LIBRARY DURING NORMAL BUSINESS HOURS AND ON THE TOWN’S WEBSITE.