

LAND DEVELOPMENT

165 Attachment 2

City of Bangor

Schedule A
Urban Developed Area

Article XIII, §§ 165-88 through 165-97

[Amended 10-23-1995 by Ord. No. 95-412; 12-27-2000 by Ord. No. 01-64; 9-9-2002 by Ord. No. 02-320; 11-22-2004 by Ord. No. 05-08; 12-12-2005 by Ord. No. 06-21; 6-26-2006 by Ord. No. 06-226; 11-14-2007 by Ord. No. 07-323; 3-24-2008 by Ord. No. 08-104; 5-9-2011 by Ord. No. 11-131; 12-23-2013 by Ord. No. 14-034; 3-13-2017 by Ord. No. 17-082; 3-27-2017 by Ord. No. 17-103; 9-11-2017 by Ord. No. 17-288; 9-10-2018 by Ord. No. 18-315; 1-14-2019 by Ord. No. 19-053; 11-23-2020 by Ord. No. 20-355; 12-28-2020 by Ord. No. 21-031; 7-19-2021 by Ord. No. 21-259; 9-11-2023 by Ord. No. 23-258; 6-10-2024 by Ord. No. 24-164]

	Maximum	Minimum	Maximum	Minimum	Minimum	Minimum	Minimum	Maximum	Minimum	Maximum
Zoning Districts	District Height (feet)	Lot Area (square feet)	Lot Coverage	Lot Width (feet)	Front Yard Depth (feet)	Side Yard Depth (feet)	Rear Yard Depth (feet)	Impervious Surface Ratio	Water Setback (feet)	Floor Area Ratio
Urban Residence 1 (URD-1)	35	¹	35%	50	10 ⁷	5	15; 5 for accessory structure	0.75	--	--
Urban Residence 2 (URD-2)	40	²	40%	50	10 ⁷	5	15; 5 for accessory structure	0.8	--	--
Multifamily and Service (M & SD)	45 ¹⁰	³	50%	50	10	5	5	0.85	--	--
Neighborhood Service (NSD)	35	10,000 ⁹	25%	75	20	10	20	None	0.4	0.4
Urban Service (USD)	45 ¹⁰	10,000	40%	80	10	10	10 ⁸	None	--	--
Downtown Development (DDD)	None	None	None	None	None	None	None	None	4.0	4.0

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	Maximum	Minimum	Maximum	Minimum	Minimum	Minimum	Minimum	Maximum	Minimum	Maximum
	District Height	Lot Area	Lot	Lot Width	Front Yard	Side Yard	Rear Yard	Impervious	Water	Maximum
Zoning Districts	(feet)	(square feet)	Coverage	(feet)	Depth	Depth	Depth	Surface Ratio	(feet)	Floor Area
					(feet)	(feet)	(feet)			Ratio
Waterfront Development (WDD), permitted uses	65; except 35 in the Shoreland Zone within 250 feet of the mean high-water mark of the Penobscot River	10,000	70%	100	0	20	20	None	50	2.0
Waterfront Development District (WDD), conditional uses: marine-related commercial uses (within 250 feet of mean high water)	35	10,000	70%	100	0	20	20	None	0	2.0
Waterfront Development District (WDD), conditional uses: hotels, business or professional office buildings, in excess of 65 feet in height	100	40,000	75%	100	0	20	20	None	250	2.0
Waterfront Development District (WDD), conditional uses: commercial establishments that provide for craftspeople, artisans and others to craft, prepare, package and sell their products	35	10,000	70%	100	0	25	25	None	50	2.0
Waterfront Development District (WDD), conditional uses: accessory drive-in service	35	20,000	70%	100	0	20	20	None	50	2.0
Bass Park	100	10,000	45%	100	0	0	0	None	--	--
Airport Development (ADD)	Subject to land development permit review by Planning Board and federal aviation regulations									

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					Minimum	Minimum	Minimum		Minimum	
	Maximum	Minimum	Maximum	Minimum	Front Yard	Side Yard	Rear Yard	Maximum	Water	Maximum
	District Height	Lot Area	Lot	Lot Width	Depth	Depth	Depth	Impervious	Setback	Floor Area
Zoning Districts	(feet)	(square feet)	Coverage	(feet)	(feet)	(feet)	(feet)	Surface Ratio	(feet)	Ratio
Cellular telecommunication towers ⁵	195 ⁴	20,000	35%	100	100% of structure height	100% of structure height	100% of structure height	None	N/A	.6
Urban Industry (UID)	None	None	40%	50	30	10	20	None	1.0	1.0
Radio and television broadcast towers ⁶	400 ⁴	20,000	40%	50	50% of tower height	50% of tower height	50% of tower height	None	N/A	1.0
Government and Institutional Service (G & ISD)	80	None	30%	None	30	20	30	None	2.0	2.0
Radio and television broadcast towers when accessory to a public nonprofit agency ⁵	195 ⁴	20,000	30%	N/A	100% of tower height	100% of tower height	100% of tower height	None	N/A	2.0

NOTES:

¹ 5,000 square feet for each dwelling unit up to 4 on an empty lot, up to 2 (additional) if one dwelling unit exists [see § 165-88C(l)].

² For one and two dwelling units, 5,000 square feet; for three dwelling units, 7,500 square feet; and for four dwelling units, 10,000 square feet. If using Affordable Housing Density Bonus, 5,000 square feet for first 5 units, plus 1,000 square feet for each additional unit up to 10 (see § 165- 143).

³ For the first two dwelling units, 5,000 square feet, plus 250 square feet for each additional dwelling unit. If using Affordable Housing Density Bonus, 5,000 square feet for first 5 units, plus 100 square feet for each additional unit (see § 165- 143).

⁴ Or the minimum height allowed under federal law, whichever is greater.

⁵ Minimum buffer yard: Type B, C next to a residential district.

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⁷ Minimum setback for open porches from the front property line is 10 feet.

⁸ Twenty-foot rear yard setback for properties abutting residential districts.

⁹ 10,000 square feet for 1 to 4 dwelling units. If using Affordable Housing Density Bonus, 10,000 square feet for up to 10 dwelling units (see § 165-143).

¹⁰ Maximum height is 60 feet if a lot has frontage on a major or minor arterial street.