

LAND DEVELOPMENT

165 Attachment 3

**City of Bangor
Schedule B
Developing Area**

Article XIV, §§ 165-99 through 165-103.1

[Amended 4-27-1992 by Ord. No. 92-150; 9-14-1998 by Ord. No. 98-339; 4-24-2006 by Ord. No. 06-141; 6-26-2006 by Ord. No. 06-224; 5-14-2007 by Ord. No. 07-156; 3-24-2008 by Ord. No. 08-104; 1-11-2010 by Ord. No. 10-039; 5-13-2013 by Ord. No. 13-140; 10-27-2014 by Ord. No. 14-314; 4-27-2015 by Ord. No. 15-137; 9-11-2017 by Ord. No. 17-289; 3-11-2019 by Ord. No. 19-105; 3-8-2021 by Ord. No. 21-099; 6-12-2023 by Ord. No. 23-156; 8-28-2023 by Ord. No. 23-245; 9-11-2023 by Ord. No. 23-258; 10-11-2023 by Ord. No. 23-295; 8-12-2024 by Ord. No. 24-236]

| District/Use | Minimum | | | | Dwelling Units per Acre | Maximum | | | | Minimum Open Space | Minimum | | |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|------------------|------------------|-------------------------|-----------------------------|-----------------------|----------------------|--------------------------|--------------------|----------------------------------|------------------|--------------------------|
| | Lot Area (square feet) | Front Yard (feet) | Side Yard (feet) | Rear Yard (feet) | | Dwelling Units per Building | Maximum Height (feet) | Maximum Lot Coverage | Maximum Floor Area Ratio | | Maximum Impervious Surface Ratio | Lot Width (feet) | Minimum Buffer Yard Type |
| Low-Density Residential (LDR) | | | | | | | | | | | | | |
| Permitted uses | | | | | | | | | | | | | |
| Buildings containing 1-unit dwelling, home occupation, community living arrangement | 10 | 25 | 10 ⁷ | 20 ⁷ | 3 1/2 ¹¹ | 2-4 | 35 | 20% | NA | 0.3 | NA | 100 | NA |
| Cluster subdivision for buildings containing one dwelling unit (minimum 3-acre site) [Article XIV, § 165-99C(4)] | 8,000 | 25 | 10 ⁷ | 20 ⁷ | 3 | 1 | 35 | 20% | NA | 0.3 | 35% of gross acreage | 75 | NA |
| Conditional uses | | | | | | | | | | | | | |
| Attached residential dwellings [Article XIV, § 165-99D(1)], Permanent supportive housing | 3 acres (for the site) | 30 | 20 | 25 | 5 | 6 | 35 | 25% | NA | 0.3 | 35% of gross acreage | 100 | A |
| Manufactured housing (buildings containing one dwelling unit) on a minimum of 5 acres [Article XIV, § 165-99D(3)] | 6,171 | 25 | 10 ⁷ | 20 ⁷ | 3 1/2 | 1 | 35 | 20% | NA | 0.3 | 10% of gross acreage | 60 | A |
| Places of worship and nursing homes [Article XIV, § 165-99D(6)] | 20,000 | 40 | 25 | 30 | NA | NA | 35 | 20% | 0.25 | 0.3 | NA | 150 | B |
| High-Density Residential (HDR) | | | | | | | | | | | | | |
| Permitted uses | | | | | | | | | | | | | |
| 1-unit dwelling, community living arrangement, home occupation | 9,000 square feet | 20 | 10 ⁷ | 20 ⁷ | NA | 1 | 35 | 30% | 0.5 | 0.6 | NA | 75 | NA |
| 2-to-6-unit dwellings, group day care, nursery school | 12,000 square feet ¹ | 25 | 10 ⁷ | 25 ⁷ | NA | 6 | 35 | 30% | 0.5 | 0.6 | NA | 85 | A |
| 7-to-12-unit dwellings | 2 acres ² | 25 | 15 ⁷ | 25 ⁷ | NA | 12 | 40 | 30% | 0.5 | 0.6 | NA | 100 | A |
| Conditional uses | | | | | | | | | | | | | |

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| | Minimum | | | | | Maximum | | | | | Minimum | | |
|--------------------------------------------------------------------------------------------------|----------------------|-----------------|--------------------------------------------------|--------------------------------------------------|----------------|--------------------|---------------|--------------|------------|---------------|-----------------------------|----------------------------------------|--------------------------------------------------|
| | Lot | Minimum | Minimum | Minimum | | Maximum | | | Maximum | Maximum | | Minimum | |
| | Area | Front | Side | Rear | Dwelling | Dwelling | Maximum | Maximum | Floor | Impervious | Minimum | Lot | Minimum |
| District/Use | (square feet) | Yard (feet) | Yard (feet) | Yard (feet) | Units per Acre | Units per Building | Height (feet) | Lot Coverage | Area Ratio | Surface Ratio | Open Space | Width (feet) | Buffer Yard Type |
| 13-to-30-unit dwellings | 3 acres ³ | 30 | 20 | 30 | NA | 30 | 45 | 30% | 0.65 | 0.6 | NA | 100 | B |
| Mobile home parks | ⁸ | 15 | 5 from internal lot line (10 from park boundary) | 5 from internal lot line (20 from park boundary) | N/A | N/A | 35 | 30% | N/A | 0.35 | 10% of lotted area | 50 per internal lot, 100 for park site | ⁹ |
| Congregate housing, Permanent supportive housing | 2 acres | 30 | 20 | 25 | 25 | 100 | 45 | 30% | 1 | 0.6 | NA | 125 | B |
| Cluster subdivision (1-unit dwellings) on a minimum of 5 acres | 6,171 | 20 | 10 ⁷ | 20 ⁷ | | 1 | 35 | 50% | 0.5 | 0.35 | 15% lotted subdivision area | 60 | NA |
| Places of worship and nursing homes | 20,000 | 25 | 25 | 25 | | NA | 40 | 30% | 0.5 | 0.4 | NA | 100 | B |
| Public service and utility uses | 14,000 | 20 ⁹ | 20 ⁹ | 20 ⁹ | | NA | 40 | 30% | 0.5 | 0.6 | NA | 100 | A ³ |
| Day-care center | 14,000 | 20 | 20 | 20 | | NA | 35 | 30% | 0.5 | 0.5 | 1,000 square feet | 85 | See § 165-100D(7) |
| Co-living dormitory | 20,000 | 15 | 20 | 20 | N/A | N/A | 45 | 30% | 1 | 0.6 | N/A | 100 | ¹⁴ |
| Shopping and Personal Service (S & PS) | | | | | | | | | | | | | |
| Permitted uses, except | 10,000 | 20 | 10 | 10; 25 abutting residential district | N/A | N/A | 40 | 30% | 0.6 | .70 | N/A | 100 | N/A |
| Co-living dormitory | 10,000 | 20 | 10 | 20 | N/A | N/A | 60 | 30% | 1 | 0.6 | N/A | 100 | ¹⁴ |
| Multifamily detached dwellings | ¹² | 20 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.6 | N/A | 100 | ¹³ |
| Mixed residential and commercial use | ¹² | 20 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.7 | N/A | 100 | ¹³ |
| Conditional uses | | | | | | | | | | | | | |
| High-rise hotel [Article XIV, § 165-101D(1)] | 30,000 | 50 | 20 | 25 | N/A | N/A | 60 | 25% | 0.7 | .70 | N/A | 150 | B |
| Retail auto service or gasoline service station [Article XIV, § 165-101D(3) and (5)] | 20,000 | 50 | 20 | 25 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 100 | C |
| Drive-in business [Article XIV, § 165-101D(4)] | 20,000 | 20 | 10 | 10; 25 abutting residential district | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 100 | A |
| Self-storage facility and warehousing or wholesaling [Article XIV, § 165-101D(2) and (6)] | 20,000 | 50 | 10 | 25 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 100 | C |
| Building supply or other outdoor display in excess of 1% floor area [Article XIV, § 165-101D(7)] | 40,000 | 50 | 20 | 25 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 150 | C, surrounding outdoor storage area and adjacent |

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| | Minimum | | | | | Maximum | | | | | Minimum | | |
|------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|--------------------------|--------------------------|----------------|--------------------|---------|--------------|------------|---------------|------------|--------|------------------------------------|
| | Lot | Minimum | Minimum | Minimum | | Maximum | | | Maximum | Maximum | | Lot | Minimum |
| | Area | Front | Side | Rear | Dwelling | Dwelling | Maximum | Maximum | Floor | Impervious | Minimum | Width | Minimum |
| District/Use | (square feet) | Yard (feet) | Yard (feet) | Yard (feet) | Units per Acre | Units per Building | (feet) | Lot Coverage | Area Ratio | Surface Ratio | Open Space | (feet) | Buffer |
| | | | | | | | | | | | | | |
| Auto, truck, boat, manufactured or modular homes, agricultural and construction machinery sales [Article XIV, § 165-101D(8)] | 20,000 | 50 | 20 | 25 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 150 | C |
| Mixed residential and commercial use if the lot has frontage on Union Street [Article XIV, § 165-101D(9)] | ¹² | 20 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | .7 | N/A | 100 | ¹³ |
| Multifamily detached dwellings, if the lot has frontage on Union Street | ¹² | 20 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.6 | N/A | 100 | ¹³ |
| Public utilities [Article XIV, § 165-101D(10)] | 5,000 | 30 | 20 | 20 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 60 | C |
| Entertainment or recreation [Article XIV, § 165-101D(11)] | 10,000 | 40 | 10 | 25 | N/A | N/A | 40 | 30% | 0.6 | .70 | N/A | 100 | B |
| General Commercial & Service (GC & S) | | | | | | | | | | | | | |
| Any permitted use in the S & PS (§165-101C), except | 10,000 | 40 | 10 | 25 | N/A | N/A | 40 | 35% | 0.6 | .75 | N/A | 100 | N/A |
| Co-living dormitory | 10,000 | 20 | 10 | 20 | N/A | N/A | 60 | 30% | 1 | 0.6 | N/A | 100 | ¹⁴ |
| Multifamily detached dwellings | ¹² | 30 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.6 | N/A | 100 | ¹³ |
| Mixed residential and commercial use | ¹² | 30 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.7 | N/A | 100 | ¹³ |
| Other permitted uses | 10,000 | 40 | 10 | 25 | N/A | N/A | 40 | 35% | 0.6 | .75 | N/A | 100 | A |
| Cellular telecommunication towers | 20,000 | 100% of structure height | 100% of structure height | 100% of structure height | N/A | N/A | 195° | 35% | .6 | .75 | N/A | 100 | B,C next to a residential district |
| Conditional uses | | | | | | | | | | | | | |
| Drive-in business, gasoline service station, retail auto service [Article XIV, § 165-102D(1), (2) and (3)] | 20,000 | 50 | 20 | 25 | N/A | N/A | 40 | 25% | 0.4 | .75 | N/A | 100 | A |
| Animal clinic [Article XIV, § 165-102D(4)] | 20,000 | 40 | 20 | 25 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 100 | A |
| Warehouse or wholesale [Article XIV, § 165-102D(5)] | 20,000 | 40 | 20 | 25 | N/A | N/A | 40 | 35% | 0.4 | .70 | N/A | 100 | A |
| Entertainment or recreation [Article XIV, § 165-102D(6)] | 20,000 | 40 | 20 | 25 | N/A | N/A | 40 | 25% | 0.4 | .70 | N/A | 100 | A |
| Auto repair shop and light industry [Article XIV, § 165-102D(7) and (8)] | 20,000 | 40 | 20 | 25 | N/A | N/A | 40 | 35% | 0.4 | .70 | N/A | 100 | B |
| Public utility and public service [Article XIV, § 165-102D(9)] | 5,000 | 30 | 20 | 20 | N/A | N/A | 40 | 35% | 0.4 | .70 | N/A | 60 | A |
| Chemical dependency treatment facility [Article XIV, § 165-102D(10)] | 20,000 | 40 | 20 | 25 | N/A | N/A | 40 | 35% | 0.4 | .70 | N/A | 100 | A |

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| District/Use | Minimum | | | | Dwelling Units per Acre | Maximum | | | | Minimum Open Space (feet) | Minimum Lot Width (feet) | Minimum Buffer Yard Type | |
|------------------------------------------------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|-------------------------|-----------------------------|-----------------------|----------------------|--------------------------|---------------------------|--------------------------|--------------------------|----------------------------------|
| | Lot Area (square feet) | Minimum Front Yard (feet) | Minimum Side Yard (feet) | Minimum Rear Yard (feet) | | Dwelling Units per Building | Maximum Height (feet) | Maximum Lot Coverage | Maximum Floor Area Ratio | | | | Maximum Impervious Surface Ratio |
| Mixed residential and commercial use if the lot has frontage on Union Street | ¹² | 30 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.7 | N/A | 100 | ¹³ |
| Multifamily detached dwellings if the lot has frontage on Union Street | ¹² | 30 | 20 | 20 | N/A | N/A | 60 | 30% | 1 | 0.6 | N/A | 100 | ¹³ |
| Industry and Service (I & S) | | | | | | | | | | | | | |
| Permitted uses | 20,000 | 40 | 25 | 25 | N/A | N/A | 50 | 35% | 0.6 | .70 | N/A | 150 | N/A |
| Radio and television broadcast towers | 20,000 | 50% of tower height | 50% of tower height | 50% of tower height | N/A | N/A | 400 ⁶ | 35% | .6 | .7 | N/A | 150 | C next to a residential district |
| Conditional uses | | | | | | | | | | | | | |
| Auto repair shop [Article XIV, § 165-103D(1)] | 20,000 | 50 | 30 | 30 | N/A | N/A | 50 | 35% | 0.6 | .70 | N/A | 150 | C |
| Technology and Service (T & S) | | | | | | | | | | | | | |
| Permitted uses | 40,000 | 50 | 30 | 30 | N/A | N/A | 50 | 35% | 0.6 | .65 | N/A | 150 | B |
| Conditional uses | | | | | | | | | | | | | |
| Light manufacturing and outdoor storage (Article XIV, § 165-103.1D) | 60,000 | 50 | 30 | 30 | N/A | N/A | 50 | 35% | 0.6 | .65 | N/A | 150 | C |
| Drive-in business | 40,000 | 50 | 30 | 30 | N/A | N/A | 50 | 35% | 0.6 | .65 | N/A | 150 | B |

NOTES:

¹12,000 square feet for the first two units in a building and 3,000 square feet for each additional unit in the same building. If using Affordable Housing Density Bonus, up to 15 units per building - minimum 12,000 square feet for the first 5 units in a building and 1,200 square feet for each additional unit in the same building. (see § 165-143).

²27,000 square feet for seven-dwelling-unit buildings and 3,000 square feet per unit over seven units in the same building, but not less than a two-acre site. If using Affordable Housing Density Bonus, up to 30 units per building - minimum 27,000 square feet for the first 17 units in a building and 1,200 square feet for each additional unit in the same building, but not less than a two-acre site. (See § 165-143).

³45,000 square feet for 13 dwelling units in a building and 3,000 square feet per unit over 13 units in the same building, but not less than a three-acre site. If using Affordable Housing Density Bonus, up to 75 units per building - minimum 45,000 square feet for the first 32 units in a building and 1,200 square feet for each additional unit in the same building, but not less than a three-acre site. (See § 165-143).

⁴Side and rear yards shall be increased to 25 feet for buildings and structures in excess of 5,000 square feet.

⁵Buildings and structures in excess of 5,000 square feet Buffer Yard B.

⁶Or the minimum height allowed under federal law, whichever is greater.

⁷Detached residential accessory buildings with a ten-foot maximum height and a one-hundred-fifty-square-foot maximum gross floor area may be set back no less than five feet from side and rear lot lines.

⁸For internal lots. 5,000 square feet if on public water/sewer or using a centrally managed subsurface wastewater disposal system. 20,000 square feet if each individual lot is served by its own subsurface wastewater disposal system: for entire park, the total of lotted area, open space, right-of-way, buffer strips, and any other areas required by City ordinances.

⁹Type A along the park boundaries, garbage collection stations: Type E along the public street from which the park is accessed.

¹⁰12,000 square feet for the first dwelling unit, 6,000 square feet for each additional (up to 3-4 in Growth Boundary, 2-3 outside Growth Boundary) [see § 165-99C(1)].

¹¹Applies to subdivision only.

¹²For the first two dwelling units, 10,000 square feet, plus 250 square feet for each additional dwelling unit. If using Affordable Housing Density Bonus, minimum 10,000 square feet for first five units, plus 100 square feet for each additional unit (See § 165-143).

¹³Type E buffer along the front yard, Type B along the side and rear yards.

¹⁴Type E buffer along the front yard, Type A along the side and rear yards.