

LAND DEVELOPMENT

165 Attachment 4

**City of Bangor
Schedule C**

**Resource, Open Space and Rural Area
Article XV, §§ 165-105 through 165-107**

[Amended 4-24-2006 by Ord. No. 06-142; 3-24-2008 by Ord. No. 08-104, 8-28-2023 by Ord. No. 23-245; 9-11-2023 by Ord. No. 23-258]

	Maximum	Minimum		Maximum	Minimum	Minimum	Minimum	Minimum
	District	Lot	Maximum	Impervious	Lot	Front	Side	Rear
Zoning	Height	Area	Lot	Surface	Width	Yard	Yard	Yard
District	(feet)	(acres)	Coverage	Ratio	(feet)	Depth	Depth	Depth
	(feet)	(acres)	Coverage	Ratio	(feet)	(feet)	(feet)	(feet)
Manufactured home parks ³	35	⁴	20%	0.35	50 per internal lot; 100 for park site	15	5 from internal lot line (10 from park boundary)	5 from internal lot line (20 from park boundary)
Rural Residence and Agricultural (RR & A), permitted and conditional uses	40	1 1/2 ⁵	15%	.20	200	40	20	30
Cellular telecommunications towers ¹	195 ²	.5	15%	.2	100	100% of structure height	100% of structure height	100% of structure height
Cluster Subdivision 30% (5-acre minimum site)	40	1	15%	.20	150	40	20	30
Park and Open Space (P & O), permitted and conditional uses	35	1	15%	.20	200	40	20	30
Resource Protection (RP)	Requirements of Article VII							

BANGOR CODE

NOTES:

¹ Minimum buffer yard: Type B, C next to a residential district.

² Or the minimum height allowed under federal law, whichever is greater.

³ Type A buffer along the park boundaries, garbage collection stations: Type E along the public street from which the park is accessed.

⁴ For 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.

⁵ For dwelling units inside the Growth Boundary, 12,000 square feet for the first unit plus 6,000 square feet for each additional unit up to 3-4 units. For dwelling units outside the Growth Boundary, minimum lot size of 1.5 acres regardless of the number of units. [See § 165-105C(4)].