



CITY COUNCIL ACTION

Council Meeting Date: February 26, 2024

Item No: 24-090

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending Chapter 165, Land Development Code, to Change the Square Footage Requirement of Warehousing/Wholesaling Uses in the General Commercial & Service District (GC&S).

Summary

This Ordinance would amend the Land Development Code to change the square footage requirement for the "warehousing or wholesaling of goods and materials" conditional use in GC&S to match the requirement for the same use in the Shopping and Personal Service District (S&PS). The S&PS and GC&S zones are somewhat similar commercial zones, except that GC&S allows more intensive uses than S&PS. In contrast, the current square footage allowance for warehousing is more restrictive in GC&S than for the same use in S&PS. The proposed language would change this to make the square footage requirement the same in both zones for the same use.

Committee Action

Committee: Planning Board

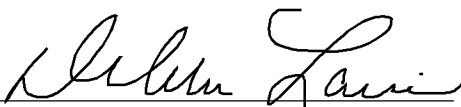
Meeting Date: March 5, 2024

Action:

For:

Against:

Staff Comments & Approvals



City Manager



City Solicitor



Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: February 26, 2024

Assigned to Councilor: Yacoubagha

ORDINANCE, Amending Chapter 165, Land Development Code, to Change the Square Footage Requirement of Warehousing/Wholesaling Uses in the General Commercial & Service District (GC&S).

WHEREAS, the S&PS and GC&S zones are somewhat similar commercial zones, except that GC&S allows more intensive uses than S&PS; in contrast, the current square footage allowance for warehousing is more restrictive than for the same use in S&PS.

WHEREAS, the proposed language would make the square footage requirement the same in both zones for the same use;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

The Code of the City of Bangor is amended as follows:

§165-102 General Commercial and Service District (GC&S).

...

D. Conditional uses. Subject to Planning Board approval under the provisions of § 165-9, the following uses may be permitted in this district:

...

(5) Warehousing or wholesaling of goods and materials, provided that:

...

(b) The gross floor area of a building housing such uses shall not exceed 20,000 square feet, except on a lot with a yard that abuts Bangor Mall Boulevard, Longview Drive, Stillwater Avenue or Hogan Road, where more than 20,000 square feet of floor area may be allowed.



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Debbie Laurie, City Manager

From: Anja Collette, Planning Analyst

Date: March 6, 2024

CC: Courtney O'Donnell, Assistant City Manager
David Szewczyk, City Solicitor
Anne Krieg AICP – Director of Community & Economic Development

Re: Planning Board Recommendation March 5, 2024
Amending Chapter 165, Land Development Code, to Change the Square Footage Requirement of Warehousing/Wholesaling Uses in the General Commercial & Service District (GC&S)

Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on March 5, 2024.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Reese Perkins and Members Don Meagher, Jonathan Boucher, Trish Hayes, Mike Bazinet, Joshua Saucier, and Alternate Member Janet Jonas.

Planning Officer Collette reviewed the proposed change, stating that it is a minor policy change that would result in the square footage stipulations for warehouse uses in G&CS to match the same use in S&PS.

From the staff memo:

- A. This proposed change would update the square footage stipulation for warehousing and wholesaling uses in GC&S to match that of the same use in S&PS. The current condition in GC&S for this use (§165-102(D)(5)) is that the gross floor area of a building housing the use shall not exceed 20,000 square feet. The S&PS zone restricts these uses to the same square footage generally, but makes an exception for buildings on lots that abut Bangor Mall Blvd, Longview Dr, Stillwater Ave, or Hogan Rd, in which case, a building can exceed 20,000 square feet.
- B. The S&PS and GC&S zones are somewhat similar commercial zones, except that GC&S allows more intensive uses than S&PS. In contrast, the current square footage allowance for warehousing is more restrictive in GC&S than for the same use in S&PS since it does not make an exception for uses located on the roads listed above. The proposed language would change this by adding this exception to the use in GC&S.

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 3.5.2024
Land Development Code – GC&S Square Footage Requirements for Warehousing/Wholesaling Uses

There were no comments from the public or the Board.

Member Saucier moved to recommend to City Council that the proposed amendment ought to pass. Member Bazinet seconded the motion. The motion passed 7:0 with all members voting in favor.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed amendment ought to pass.

Anja Collette

IN CITY COUNCIL

FEBRUARY 26, 2024

COrd 24-090

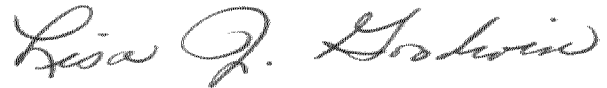
Motion made and seconded for First Reading and Referral to Planning Board Meeting on March 5, 2024

Vote: 9 – 0

Councilors Voting Yes: Deane, Fish, Fournier, Hawes, Leonard, Schaefer, Tremble, Yacoubagha, Pelletier

Councilors Voting No: None

Passed



CITY CLERK

IN CITY COUNCIL

MARCH 11, 2024

COrd 24-090

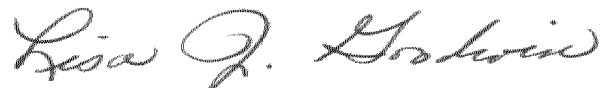
Motion made and seconded for Passage

Vote: 5 – 0

Councilors Voting Yes: Deane, Fournier, Leonard, Schaefer, Yacoubagha

Councilors Voting No: None

Passed



CITY CLERK