

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]

District/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units per Acre	Maximum Dwelling Units per Building	Maximum Height (feet)	Maximum Lot Coverage	Maximum Floor Area Ratio	Maximum Impervious Surface Ratio	Minimum Open Space	Minimum Lot Width (feet)	Minimum Buffer Yard Type
Low-Density Residential (LDP)													
Permitted uses													
Buildings containing 1-unit dwelling, home occupation, community living arrangement	12,000	25	10 ⁷	20 ⁷	3 1/2	1	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 (minimum 3-acre site)[Article XIV, § 165-99D(1)]		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													
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 (minimum of 25 mobile home spaces)	5 acres	30 (20 for accessory structures)	5 (20 between adjacent mobile homes)	20 (10 for accessory structures)		1	35	30%	0.5	0.25	10% of lotted area	50 per internal lot, 100 for park site	B
Congregate housing	2 acres	30	20	25	25	100	45	30%	1	0.6	NA	125	B

BANGOR CODE

District/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units per Acre	Maximum Dwelling Units per Building	Maximum Height (feet)	Maximum Lot Coverage	Maximum Floor Area Ratio	Maximum Impervious Surface Ratio	Minimum Open Space	Minimum Lot Width (feet)	Minimum Buffer Yard Type
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 ⁴	20 ⁴	20 ⁴		NA	40	30%	0.5	0.6	NA	100	A ⁵
Day-care center	14,000	20	20	20		NA	35	30%	0.5	0.5	1,000 square feet	85	See § 165-100D(7)
Shopping and Personal Service (S & PS)													
Permitted uses	10,000	40	10	25	N/A	N/A	40	30%	0.6	.70	N/A	100	N/A
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	40	20	25	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 C
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 [Article XIV, § 165-101D(9)]	10,000, plus minimum lot area for dwelling units per URD-2	40	10	25	N/A	N/A	40	30%	0.6	.70	600 square feet per dwelling unit	100	B
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)	10,000	40	10	25	N/A	N/A	40	35%	0.6	.75	N/A	100	N/A
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 ³	35%	.6	.75	N/A	100	B,C next to a residential district

LAND DEVELOPMENT

District/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units per Acre	Maximum Dwelling Units per Building	Maximum Height (feet)	Maximum Lot Coverage	Maximum Floor Area Ratio	Maximum Impervious Surface Ratio	Minimum Open Space	Minimum Lot Width (feet)	Minimum Buffer Yard Type
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
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 ³	35%	.6	.7	N/A	150	C next to a residential district
Conditional uses													
Auto repair shop [Article XIV, § 165-103D(2)]	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.

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.

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.

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.