



CITY OF BANGOR

AGENDA

Business & Economic Development Committee

Monday, February 2, 2026

73 Harlow Street – Council Chambers

Bangor, Maine

5:15 PM – may immediately follow other Committees

- 1. Overview of Removal of Barriers to Housing**
- 2. Community Development Block Grant Program – Housing Strategy**
Action request: Provide feedback to staff
- 3. General Updates**

Upcoming Items:

Commission on Cultural Development – Grant Procedures and Protocols – February 2026

2026 Department Goals – February 2026

Planning Division Overview of Procedures and Protocols – February 2026

Proposed Changes to Historic Preservation Commission Code – February 2026

More Updates in Implementation of 2024 Housing Production Study – March 2026

Feasibility Study Work on City-Owned Properties – March 2026

Code Division Overview of Procedures and Protocols – March 2026



CITY OF BANGOR

Anne M Krieg, AICP - Director

Community & Economic Development

Memorandum

To: BED

From: Anne Krieg

Date: January 30, 2026

Regarding: Removing Barriers to Housing Development in Bangor

Please accept this memorandum as a list that the community development and planning staff prepared outlining the changes to the Land Development Code to remove barriers to housing in Bangor.

Removal of Regulatory Barriers – 2019 to present day

The City established a number of regulatory goals in the 2020-2025 Consolidated Plan, which are also contained in the 2022 Comprehensive Plan. Housing is also called out as a priority in the City Council Goals for 2026. The effort commenced in 2019 after the release of the Recommendations from the 2018 Affordable Housing Work Group.

In 2020, the City identified opportunities for assessment and revision of development standards, including:

- (1) Barriers to new development;
- (2) Current zoning and land use policies;
- (3) Adaptive reuse and rehabilitation programs;
- (4) Density, particularly in single-family residential zones, and allowances in exchange for affordability commitments;
- (5) Transit-oriented residential development;
- (6) Dimensional requirements, height restrictions, and lot sizes;
- (7) Assessment of housing types to accommodate growing and changing population segments;
- (8) Protecting previously allowed setbacks, open space requirements, and parking when a home is demolished;
- (9) Engage abroad representation on the Comprehensive Plan Committee, including housing advocates and non-homeowners; and
- (10) Ensure that the updated Comprehensive Plan considers all types of residential development.

Dimensional Requirements

- A. November 2020: **Reduced the minimum lot size and other dimensional controls** (e.g. setbacks) in three urban residential zones.

- B. June 2021: **Relaxed dimensional controls for the primary multi-family zone** in the City (Multifamily & Service District), including reducing the minimum lot size per unit, reducing setbacks, allowing increased height along arterial streets, and reducing parking minimums. This zone is primarily located in the dense, urban core of the City, so the smaller lot sizes have enabled additional units to be added to buildings where they would not have been before.

Reducing the minimum lot size in the Urban Residence 1, Urban Residence 2, and Multifamily & Services zones has affected 48% of the City's total lots.

Parking Requirements

- A. November 2019 and June 2022 – **Relaxed requirements for driveway buffers** and the use of driveway area to meet parking requirements for residential zones
- B. March 2021 – **Allowance for shared parking** on or off-site for multiple uses
- C. June 2024: **Reduced parking minimums** for residential buildings:
 - i. Reduced from 1.5 spaces to 1 per dwelling unit.
 - ii. According to the new rule, other types of residential living situations, such as boarding homes, subsidized senior housing, and congregate housing, have even lower parking requirements.

Housing Typology

- A. December 2019 – **Accessory Dwelling Units** allowance
- B. June 2022: Adopted an ordinance to allow **boarding homes** in additional zones.
- C. October 2022 and 2023: Ordinances creating the use of **permanent supportive housing**, defined this use and added it as a conditional use to the multiple zones.
- D. October 2022: Ordinance creating a new use of **“tiny home” parks** and allowing these by right in multiple zones.
- E. March 2024: Defined the use of **“co-living” (dormitories)** to allow this use in multiple zones.
- F. August 2023 and 2024: Revised the requirements for **manufactured/mobile home parks** to be less restrictive and in compliance with State law, as well as to allow them in additional zones. The ordinance allows manufactured homes on any lot where single-family homes are allowed.

Density

- A. June 2023: **Adopted an ordinance to allow multi-family residential and mixed commercial-residential uses by right in two primary commercial zones** – Shopping & Personal Service District (S&PS) and General Commercial & Service District (GC&S).
- B. September 2023: Increased the number of units allowed on undeveloped lots to 4 and implemented an affordable housing density bonus, permitting a multiplier of up to 2.5 when at least 51% of the planned units are affordable to low- and moderate-income households.
- C. September 2023 and April 2024: **Reduced restrictions on ADUs** to eliminate parking minimums and to increase flexibility for placement on a lot.
- D. August 2024: Revised the Code to **eliminate the requirement** for renovation of a multi-unit building, or the addition of a unit that results in a building having 3 or more units, to receive a **Land Development Permit**.
- E. May 2023 and May 2024: Modified ordinance on **non-conforming land uses, structures, and lots to facilitate the preservation of existing housing and the addition of new units**.

Land Use Changes

- A. October 2023: The City's Code of Ordinances was updated to clarify the definition of **emergency shelters** and to allow this use in the Government & Institutional Service District (G&ISD) with stipulations around siting and layout.
- B. October 2023: The City adopted regulations and limits on **short-term rentals** to ensure preservation of the supply of long-term rental housing.

Pending Changes

Recent changes to state statutes will necessitate additional updates to the Land Development Code. Staff anticipates these will be presented to the Council and Planning Board within the next two months.



Community & Economic Development

CITY OF BANGOR

Anne M Krieg, AICP - Director

Memorandum

To: BED
From: Anne Krieg
Date: January 30, 2026
Regarding: Economic Development Fund

Please find attached the Council Order that established the Economic Development Fund. The order outlines the use and management of the funds. In looking for this order, there are other instances where funds were placed into this fund; however, to the best of my knowledge, funds have not left this fund to be placed in the capital or general fund.

amk

COUNCIL ACTION

Date: 12-09-96

Item No. 97-49

Item/Subject: ORDER, Establishing an Economic Development Fund

Responsible Department: City Manager

Commentary:

Earlier this year, the City received a release deed from the Federal Aviation Administration for certain land at Bangor International Airport. The effect of this release was to free this property from existing restrictions requiring all revenue produced from these properties to remain with the Airport. At that time, we discussed the possibility of establishing a separate economic development fund which would administer these properties, and hopefully, develop sufficient resources to support a portion of our economic development efforts.

The attached Order would establish an Economic Development Fund as a separate Enterprise Fund of the City. The effective date would be January 1, 1997. Staff is currently in the process of developing a proposed budget for this fund and dealing with a range of technical issues involved in separating these properties from the current Airport Fund.

This item will be forwarded to the Finance Committee for review and recommendation.

[Signature]
DEPARTMENT HEAD

Manager's Comments: This has been received by Finance and is recommended for your approval.

[Signature]
CITY MANAGER

Associated Information: ORDINANCE

Budget Approval:

[Signature]
FINANCE DIRECTOR

Legal Approval:

[Signature]
CITY SOLICITOR

- Introduced For
- Passage
[X] First Reading
[X] Referral to Finance

Assigned to Councilor Tyler

December 9, 1996



CITY OF BANGOR

(TITLE.) **Order,** Establishing an Economic Development Fund

By the City Council of the City of Bangor:

ORDERED,

THAT

WHEREAS, by Council Resolve 96-308, the City of Bangor accepted the release of certain deed restrictions on an area of revenue producing and vacant properties located at or near Bangor International Airport; and

WHEREAS, the major effect of this action was to eliminate the then existing requirement that revenues and expenditures associated with these properties be assigned to and remain with the Airport Fund; and

WHEREAS, in addition, the General Fund's Department of Community and Economic Development currently contracts with the Bangor Airport Civic Development Corporation, d.b.a. BanAir Corporation, for the management and marketing of other properties located at or near Bangor International Airport; and

WHEREAS, the City has adopted a long-range development plan for these properties designed to create jobs, enhance economic development, and coordinate such development with the needs and operating requirements of Bangor International Airport; and

WHEREAS, economic development and job creation are a priority need of our community;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR, THAT:

Section 1. Creation of Economic Development Fund

As of January 1, 1997, there is hereby created an Economic Development Fund, separate from other funds of the City, for the purpose of managing and developing certain properties at and adjacent to Bangor International Airport, to support economic development efforts throughout the City of

Bangor, to create job opportunities, increase personal income, and add to the City's property tax base.

Section 2. Fund Revenues.

Revenues received from the lease and/or sale of General Fund properties at the Airport, as well as management fees received for the management and marketing of these properties or other properties controlled by the Airport Fund or the BanAir Corporation shall be assigned to this Fund.

Section 3. Fund Expenditures.

The Economic Development Fund may make expenditures, in accordance with an adopted budget or specific appropriation resolve of the City Council, for the following purposes:

- 3.1 Maintenance, repair, renovation, and operation of properties assigned to the Fund.
- 3.2 Marketing, sales and promotion efforts designed to develop or redevelop these properties.
- 3.3 Repayment to the Airport Department of previously expended Airport Funds associated with the development of the Maine Business Enterprise Park.
- 3.4 Payments to the Airport Department for land or building leases associated with other City functions or economic development efforts involving Airport property.
- 3.5 Expenses associated with attracting or maintaining tenants for these properties to include the expenditure of funds necessary and appropriate to attract and retain businesses to these properties.
- 3.6 Expenses associated with attracting or maintaining tenants for other properties remaining under the control of the Airport Fund.
- 3.7 Expenses associated with economic development efforts throughout the corporate limits of the City of Bangor.
- 3.8 Contributions to regional entities whose primary focus is economic development.

3.9 Contributions to the Airport Fund when and if necessary to defray or offset General Fund contributions which may be required should the Airport Fund operate at a deficit.

3.10 Reasonable and appropriate administrative and service charges allocated to the Fund in return for services provided by the General Fund, Airport Fund, or any other Fund of the City.

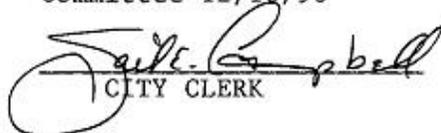
Section 4. Fund Administration

The Economic Development Fund shall be administered by the City's Department of Community and Economic Development.

Section 5. Excess Revenues

Any annual excess of revenues over expenditures shall be assigned to a reserve for economic development. The purpose of this reserve is to provide a potential source of funds to supplement annual General Fund appropriations for the purposes outlined in section 3 above. Expenditures may be made from this Fund in accordance with an appropriation resolve adopted by the City Council.

IN CITY COUNCIL
December 9, 1996
First Reading
Referred to Finance
Committee 12/16/96


CITY CLERK

IN CITY COUNCIL
December 23, 1996
Passed

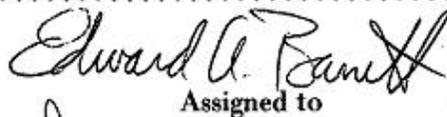

CITY CLERK

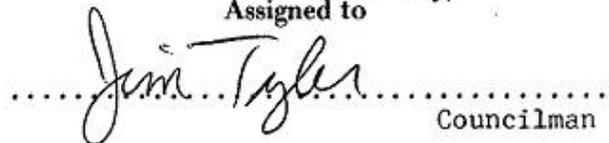
97-49
O R D E R

Title, Establishing an Economic De-
velopment Fund

.....

.....


Assigned to


.....
Councilman