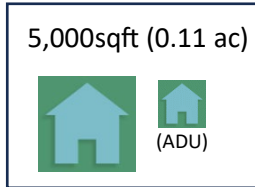


**Bangor LD 2003 Changes Summary**

**URD-1 (Urban Residence District 1)**

• **Currently allowed dwelling types:**

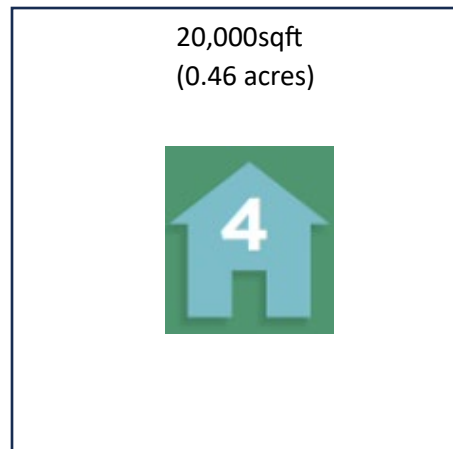
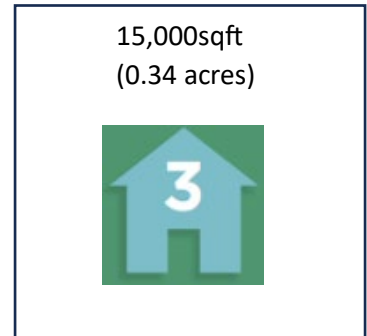
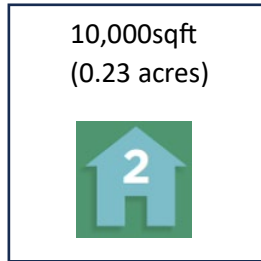
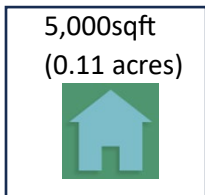
- 1 single family home with an ADU, minimum lot size 5,000sqft (~0.11 acres)



- Community living arrangements
- Boardinghouses on major arterials

• **New allowed dwelling types (in addition to those above):**

- If on an **empty lot**, up to 4 units can be added, min. 5,000sqft (~0.11 acres) per unit  
(\*Cannot demolish and then add more units than what was on the lot previously)



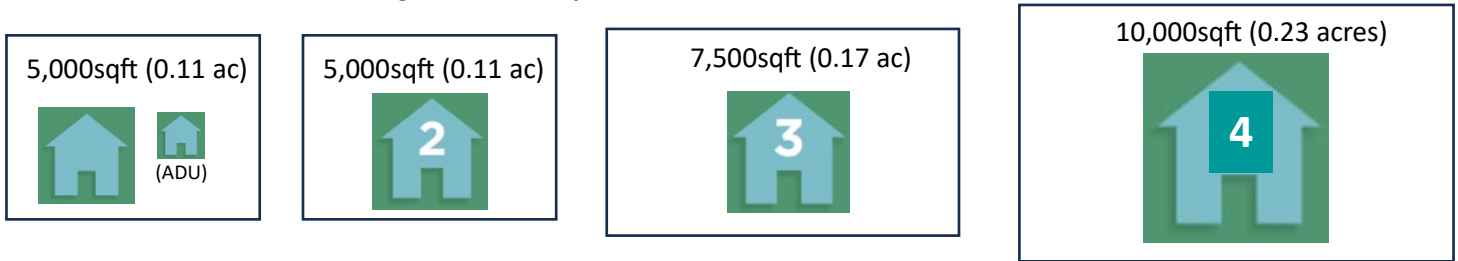
- **If a single-family home exists** on a lot, 2 units can be added (1 attached or within the house, 1 detached), min. 5,000sqft (~0.11 acres) per unit



**URD-2 (Urban Residence District 2)**

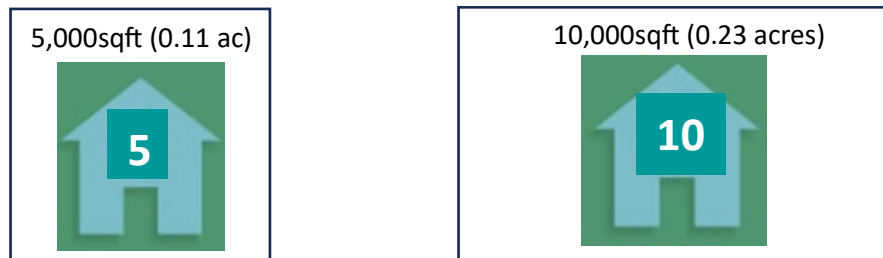
• **Currently allowed dwelling types:**

- 1 single family home with an ADU, minimum lot size 5,000sqft (~0.11 acres)
- Two-family, three-family, and four-family buildings (minimum lot size 5,000sqft for first 2 units, 7,500 (~0.17 acres) for 3 units, and 10,000 (~0.23 acres) for 4 units)
- Community living arrangements  
Boardinghouses on major arterials



• **New allowed dwelling types (in addition to those above):**

- If more than half of units on a lot made affordable, 2.5x base density (minimum lot size 5,000sqft for first 5 units, 1,000sqft for each additional up to 10 units)



### **M&SD (Multifamily & Service District)**

- **Currently allowed dwelling types:**
  - 1 single family home with an ADU, minimum lot size 5,000sqft (~0.11 acres)
  - Two-family and multi-family buildings (minimum lot size 5,000sqft for first 2 units, 250sqft for each additional unit)
  - Community living arrangements
  - Boardinghouses
  - Nursing homes
  - Congregate housing
  
- **New allowed dwelling types (in addition to those above):**
  - If more than half of units on a lot made affordable, 2.5x base density (minimum lot size 5,000sqft for first 5 units, 100sqft for each additional)

### **NSD (Neighborhood Service District)**

- **Currently allowed dwelling types:**
  - Mixed commercial residential, min. 10,000sqft lot
  - One- and two-unit dwellings, min. 10,000sqft lot
  - Boardinghouses
  
- **New allowed dwelling types (in addition to those above):**
  - Buildings with 1 to 4 dwelling units, 10,000sqft min. for any number of units
  - If more than half of units on a lot made affordable, 2.5x base density (minimum lot size 10,000sqft for up to 10 units)

### **USD (Urban Service District)**

- **Currently allowed dwelling types:**
  - Mixed commercial residential (must have the minimum lot size for the commercial use + additional lot size for dwelling units, using requirements of URD-2)
  
- **New allowed dwelling types (in addition to those above):**
  - For mixed commercial residential, if more than half of dwelling units made affordable, 2.5x base density (must have the minimum lot size for the commercial use + the density bonus allowance for URD-2 (5,000sqft for first 5 units plus 1,000sqft for each additional up to 10 units)

### **LDR (Low-Density Residential)**

- **Currently allowed dwelling types:**
  - 1 single family home with an ADU, minimum lot size 12,000sqft (~0.28 acres)
  - Community living arrangements
  - Tiny home parks
  - Attached residential
  - Manufactured housing subdivisions

- Boardinghouses on major arterials
- **New allowed dwelling types (in addition to those above):**
  - In growth area:
    - If on an empty lot, up to 4 units can be added; min. 12,000sqft (~0.28 acres) for first unit, plus 6,000sqft (~0.14 acres) for each additional unit
      - (\*Cannot demolish and then add more units than what was on the lot previously)
    - If 1 dwelling exists on the lot, 2 units can be added - 1 attached or within the house, 1 detached; min. 12,000sqft (~0.28 acres) for first unit, plus 6,000sqft (~0.14 acres) for each additional unit
  - Outside growth area:
    - If on an empty lot, up to 2 units are allowed, either detached or attached; min. 12,000sqft (~0.28 acres) for first unit, plus 6,000sqft (~0.14ac) for the second
      - (\*Cannot demolish and then add more units than what was on the lot previously)
    - If one dwelling unit exists on the lot, up to 2 additional units are allowed, one being attached to or within the existing dwelling and one being detached; min. 12,000sqft (~0.28 acres) for first unit, plus 6,000sqft (~0.14ac) for each additional unit
    - If two dwelling units exist on a lot, no additional units are allowed.

### **HDR (High-Density Residential)**

- **Currently allowed dwelling types:**
  - 1 single family home with an ADU, minimum lot size 9,000sqft (~0.21 acres)
  - One or more buildings with 2 to 6 dwelling units
  - One or more buildings with 7 to 12 dwelling units, min. 2 acre lot
  - One or more buildings with 13 to 30 dwelling units, min. 3 acre lot
  - Community living arrangements
  - Tiny home parks
  - Manufactured home parks
  - Congregate housing
  - Boardinghouses on major arterials
- **New allowed dwelling types (in addition to those above):**
  - If in growth area and more than half of units on a lot made affordable, 2.5x base density:
    - 1 or more bldgs. with 2 to up to 15 units per building, min. 12,000sqft for first 5 units in a bldg, 1,200sqft for each additional unit in same bldg.
    - 1 or more bldgs with up to 30 dwelling units; min. 2 acre site; 27,000sqft for first 17 units in a bldg, 1,200sqft for each additional in same bldg.
    - 1 or more bldgs. with up to 75 dwelling units; min. 3 acre site; 45,000sqft for first 32 units in a bldg, 1,200sqft for each additional in same bldg.

### **S&PS (Shopping & Personal Service)**

- **Currently allowed dwelling types:**
  - Multifamily dwellings, minimum lot size 10,000sqft (~0.23 acres) for first 2 units, 250sqft for each additional
  - Mixed commercial residential, minimum lot size 10,000sqft (~0.23 acres) for first 2 units, 250sqft for each additional
- **New allowed dwelling types (in addition to those above):**
  - If in growth area and more than half of units on a lot made affordable, 2.5x base density (10,000sqft for first 5 units, 100sqft for each additional)

### **GC&S (General Commercial & Service)**

- **Currently allowed dwelling types:**
  - Multifamily dwellings, minimum lot size 10,000sqft (~0.23 acres) for first 2 units, 250sqft for each additional
  - Mixed commercial residential, minimum lot size 10,000sqft (~0.23 acres) for first 2 units, 250sqft for each additional
- **New allowed dwelling types (in addition to those above):**
  - If in growth area and more than half of units on a lot made affordable, 2.5x base density (10,000sqft for first 5 units, 100sqft for each additional)

### **RR&A (Rural Residence & Agricultural)**

- **Currently allowed dwelling types:**
  - 1 single family home with an ADU, minimum lot size 1.5 acres
  - Community living arrangements
  - Reconstruction of mobile home parks
  - Boardinghouses on major arterials
- **New allowed dwelling types (in addition to those above):**
  - In growth area:
    - If on an empty lot, up to 4 units can be added; min. 12,000sqft (~0.28 acres) for first unit, plus 6,000sqft (~0.14 acres) for each additional unit
      - (\*Cannot demolish and then add more units than what was on the lot previously)
    - If 1 dwelling exists on the lot, 2 units can be added - 1 attached or within the house, 1 detached; min. 12,000sqft (~0.28 acres) for first unit, plus 6,000sqft (~0.14 acres) for each additional unit
  - Outside growth area:
    - If on an empty lot, up to 2 units are allowed, either detached or attached; min. 1.5 acres regardless of number of units
      - (\*Cannot demolish and then add more units than what was on the lot previously)

- If one dwelling unit exists on the lot, up to 2 additional units are allowed, one being attached to or within the existing dwelling and one being detached; min. 1.5 acres regardless of number of units
- If two dwelling units exist on a lot, no additional units are allowed.