

**Currently Allowed Residential Uses by Zone, Uses Required to be Allowed by LD 2003 (at a Minimum), Uses Allowed Under Staff Proposal, and Example Developments Under New Rules**

<b>Zone</b>	<b>Currently Allowed (by right or conditionally)</b>	<b>Applicable Minimum State Requirement</b>	<b>Bangor Proposed Changes</b>	<b>Example Developments Under New Rules (if all dimensional requirements are met)</b>
<b>URD-1</b>	<ul style="list-style-type: none"> <li>• 1-unit dwelling on a lot, 5,000sqft minimum lot area</li> <li>• Community living arrangements</li> <li>• 1 accessory dwelling unit (ADU) per lot (max. size of 50% of primary dwelling or 1,000sqft, whichever is smaller)</li> <li>• Boardinghouses on major arterial streets</li> </ul>	<ul style="list-style-type: none"> <li>• If no dwelling exists on lot, up to 4 new units allowed</li> <li>• If a dwelling exists on the lot, up to 2 new additional units allowed (for a total of 3), 1 attached and 1 detached from primary dwelling</li> <li>• If 2 dwelling units exist on the lot, no additional may be built unless allowed by municipality</li> <li>• Any additional lot area requirements for each additional unit can't be greater than the lot area required for the first unit</li> <li>• 1 ADU allowed on the same lot as a single-family dwelling; no additional parking or lot area can be required; max. sizes are allowed to be set</li> </ul>	<ul style="list-style-type: none"> <li>• Same as minimum State requirements, but each dwelling unit would require a minimum 5,000sqft of lot area</li> <li>• ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>• One single family home with 1 ADU</li> <li>• If on an undeveloped lot, potentially a 3-4 unit building or 2 duplexes</li> <li>• If 1 dwelling exists on the lot, 1 duplex and 1 detached unit</li> <li>• 1 duplex</li> </ul> <p>*If creating 3 or more units, subject to subdivision requirements and possibly tiny home park requirements depending on nature and size of the dwelling; also subject to minimum parking requirements, possibly sprinkler requirements</p>
<b>URD-2</b>	<ul style="list-style-type: none"> <li>• 1 to 4-unit dwellings, 5,000sqft min. lot area for first 2 units, 2,500sqft for each additional</li> <li>• Community living arrangements</li> </ul>	<ul style="list-style-type: none"> <li>• For multifamily dwellings, if in growth area or on water/sewer, and if 51% of the units are designated affordable, 2.5x the base density allowed</li> <li>• 1 ADU allowed on the same lot as a single-family dwelling; no additional</li> </ul>	<ul style="list-style-type: none"> <li>• For multifamily dwellings, no change to base density, but if 51% of the units are designated affordable, up to 2.5x the base density allowed. Minimum lot size must still be met, so if using the bonus, if on a 5,000</li> </ul>	<ul style="list-style-type: none"> <li>• One single family home with 1 ADU</li> <li>• 2 to 4 single family homes</li> <li>• 1 or 2 duplexes</li> <li>• One 3 or 4-unit structure</li> </ul>

	<ul style="list-style-type: none"> <li>Boardinghouses on major arterial streets</li> </ul>	<p>parking or lot area can be required; max. sizes are allowed to be set</p>	<p>s.f. lot (the current minimum for 2 units), would be able to put 5 units. (*Could not put additional units on less than a 5,000 s.f. lot.) On a 10,000 s.f. lot, the base density is 4 units, so if using the bonus, could put up to 10 units.</p> <ul style="list-style-type: none"> <li>ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>If over half are affordable, a structure with up to 10 units</li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly sprinkler requirements</p>
<b>M&amp;SD</b>	<ul style="list-style-type: none"> <li>Single family or multifamily dwellings (min. 5,000sqft lot for 1<sup>st</sup> two units, 250sqft for each additional (no max. number of units)</li> <li>Boardinghouses</li> <li>Congregate housing</li> </ul>	<ul style="list-style-type: none"> <li>For multifamily dwellings, if in growth area or on water/sewer, and if 51% of the units are designated affordable, 2.5x the base density allowed</li> <li>1 ADU allowed on the same lot as a single-family dwelling; no additional parking can be required; max. sizes are allowed to be set</li> </ul>	<ul style="list-style-type: none"> <li>For multifamily dwellings, no change to base density, but if in growth area and on water/sewer, and if 51% of the units are designated affordable, minimum 5,000sqft for first 5 units, plus 100sqft for each additional.</li> <li>ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>One single family home with 1 ADU</li> <li>2 to 4 single family homes</li> <li>Duplexes</li> <li>Larger multifamily buildings (3 or more units)</li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly sprinkler requirements</p>
<b>NSD</b>	<ul style="list-style-type: none"> <li>Mixed commercial residential building (min. lot area 10,000sqft; no max. number of units)</li> <li>1 or 2-unit dwellings (min. lot area 10,000sqft)</li> <li>Boardinghouses</li> </ul>	<ul style="list-style-type: none"> <li>For multifamily dwellings, if in growth area or on water/sewer, and if 51% of the units are designated affordable, 2.5x the base density allowed</li> <li>1 ADU allowed on the same lot as a single-family dwelling; no additional parking can be required; max. sizes are allowed to be set</li> </ul>	<ul style="list-style-type: none"> <li>If only residential use is present, up to 4 units would be allowed on a lot regardless of whether a dwelling exists or not and regardless of whether attached or detached from primary dwelling <ul style="list-style-type: none"> <li>Minimum lot area regardless of number</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Mixed commercial residential use: <ul style="list-style-type: none"> <li>If over half of dwelling units are affordable, can be a structure with up to 10 units</li> </ul> </li> <li>If residential only:</li> </ul>

			<p>of dwelling units is 10,000sqft</p> <ul style="list-style-type: none"> <li>For multifamily dwellings, if 51% of the units are designated affordable, up to 10 units could be allowed on a minimum 10,000 s.f. lot.</li> <li>ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>One single family home with 1 ADU</li> <li>1 duplex</li> <li>If on an undeveloped lot, potentially a 3-4 unit building, or 2 duplexes</li> <li>If 1 dwelling exists on the lot, 1 duplex and 1 detached unit</li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly sprinkler requirements</p>
<b>USD</b>	<ul style="list-style-type: none"> <li>Mixed commercial residential use with up to 4 dwelling units (same lot area requirements as URD-2)</li> </ul>	For multifamily dwellings, if in growth area or on water/sewer, and if 51% of the units are designated affordable, 2.5x the base density allowed	<ul style="list-style-type: none"> <li>For mixed commercial residential uses with more than 1 residential unit, if 51% of the units are designated affordable, could have up to 10 units, using additional lot area that the same requirements as URD-2</li> </ul>	<ul style="list-style-type: none"> <li>Mixed commercial residential building with 1 to 4 dwelling units if none designated affordable; if over half are designated affordable, could have up to 10 units</li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly sprinkler requirements</p>
<b>DDD</b>	<ul style="list-style-type: none"> <li>Residential units or boardinghouses (must be above ground floor on some streets)</li> </ul>	For multifamily dwellings, if in growth area or on water/sewer and if 51% of the units are designated affordable, 2.5x the base density allowed	No change since there's no density limits set for this district.	<ul style="list-style-type: none"> <li>Mixed commercial residential or residential structure with multiple dwelling units</li> </ul>

<b>WDD</b>	<ul style="list-style-type: none"> <li>Residential use (except not on 1<sup>st</sup> floor of any bldg. within 250 ft of Penobscot River)</li> </ul>	<p>For multifamily dwellings, if in growth area or on water/sewer and if 51% of the units are designated affordable, 2.5x the base density allowed</p>	<p>No change since there's no density limits set for this district.</p>	<ul style="list-style-type: none"> <li>Mixed commercial residential or residential structure with multiple dwelling units</li> </ul>
<b>LDR</b>	<ul style="list-style-type: none"> <li>1-unit dwelling on a lot (min. lot size 12,000sqft)</li> <li>Community living arrangements</li> <li>Cluster subdivision</li> <li>1 accessory dwelling unit per lot (max. size of 50% of primary dwelling or 1,000sqft, whichever is smaller)</li> <li>Tiny home park</li> <li>Attached residential (min. 3 acre site; max. density of 5 units per acre)</li> <li>Boardinghouses on major arterial streets</li> <li>Manufactured home park</li> </ul>	<ul style="list-style-type: none"> <li>If in the City's growth area: <ul style="list-style-type: none"> <li>If a dwelling exists on the lot, up to 2 new additional units allowed (for a total of 3), 1 attached and 1 detached from primary dwelling</li> <li>If no dwelling exists on lot, up to 4 new units allowed</li> </ul> </li> <li>If not in City's growth area: <ul style="list-style-type: none"> <li>If no existing dwelling, up to 2 new units allowed</li> <li>If 1 dwelling unit exists, up to 2 additional units (for total of 3)</li> <li>If 2 dwelling units exist, no additional units allowed</li> </ul> </li> <li>Any additional lot area requirements for each additional unit can't be greater than the lot area required for the first unit</li> <li>1 ADU allowed on the same lot as a single-family dwelling; no additional parking or lot area can be required; max. sizes are allowed to be set</li> </ul>	<ul style="list-style-type: none"> <li>Same as minimum State requirements, but each dwelling unit would require a min. lot area of 12,000sqft for 1<sup>st</sup> unit and 6,000sqft for each additional (up to 4 in growth area, 2-3 outside growth area)</li> <li>ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>In growth area: <ul style="list-style-type: none"> <li>One single family home with 1 ADU</li> <li>1 duplex</li> <li>If on an undeveloped lot, potentially a 3-4 unit building, or 2 duplexes</li> <li>If 1 dwelling exists on the lot, 1 duplex and 1 detached unit</li> </ul> </li> <li>Outside growth area: <ul style="list-style-type: none"> <li>1 single family home with 1 ADU</li> <li>1 duplex</li> <li>1 duplex with 1 detached dwelling</li> </ul> </li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly tiny home or manufactured home park requirements, possibly sprinkler requirements</p>
<b>HDR</b>	<ul style="list-style-type: none"> <li>1-unit dwelling on a lot (min. lot size 9,000sqft)</li> </ul>	<ul style="list-style-type: none"> <li>If in growth area or on water/sewer, 2.5x the base density</li> </ul>	<ul style="list-style-type: none"> <li>For multifamily residential, if in growth area or on centrally managed water/sewer and if</li> </ul>	<ul style="list-style-type: none"> <li>One single family home with 1 ADU</li> <li>Duplexes</li> </ul>

	<ul style="list-style-type: none"> <li>• 1 or more bldgs. with 2-6 dwelling units; min. 12,000sqft lot area for first 2 units, 3,000sqft for each additional in same bldg</li> <li>• 1 or more bldgs with 7-12 dwelling units; min. 2 acre site; 27,000sqft for first 7 units, 3,000sqft for each additional in same bldg</li> <li>• 1 or more bldgs. with 13-30 dwelling units; min. 3 acre site; 45,000sqft for first 13 units, 3,000 sqft for each additional in same bldg</li> <li>• Community living arrangement</li> <li>• Tiny home park</li> <li>• Manufactured home park</li> <li>• Congregate housing</li> <li>• Cluster subdivision</li> <li>• Boardinghouses on major arterial streets</li> </ul>	<p>for multifamily residential if 51% of the units are designated affordable</p> <ul style="list-style-type: none"> <li>• 1 ADU allowed on the same lot as a single-family dwelling in any area where housing is allowed; no additional parking or lot area can be required; max. sizes are allowed to be set</li> </ul>	<p>51% of the units are designated affordable:</p> <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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</li> </ul> <ul style="list-style-type: none"> <li>• ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>• Larger multifamily buildings (3 or more units)</li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly tiny home or manufactured home park requirements, possibly sprinkler requirements</p>
<p><b>S&amp;PS</b></p>	<ul style="list-style-type: none"> <li>• Multifamily buildings (min. lot area 10,000sqft for 1<sup>st</sup> two units, 250sqft for each additional)</li> <li>• Mixed commercial residential buildings (min.</li> </ul>	<p>If in growth area or on water/sewer, 2.5x the base density for multifamily residential if 51% of the units are designated affordable</p>	<p>For multifamily dwellings or mixed commercial residential, no change to base density, but if in growth area and on water/sewer, and if 51% of the units are designated affordable, minimum 10,000sqft</p>	<ul style="list-style-type: none"> <li>• Mixed commercial residential or residential structure with multiple dwelling units</li> </ul>

	lot area 10,000sqft for 1 <sup>st</sup> two units, 250sqft for each additional)		for first 5 units, plus 100sqft for each additional.	*Subject to minimum parking requirements, subdivision requirements, possibly sprinkler requirements
<b>GC&amp;S</b>	<ul style="list-style-type: none"> <li>• Multifamily buildings (min. lot area 10,000sqft for 1<sup>st</sup> two units, 250sqft for each additional)</li> <li>• Mixed commercial residential buildings (min. lot area 10,000sqft for 1<sup>st</sup> two units, 250sqft for each additional)</li> </ul>	If in growth area or on water/sewer, 2.5x the base density for multifamily residential if 51% of the units are designated affordable	For multifamily dwellings or mixed commercial residential, no change to base density, but if in growth area and on water/sewer, and if 51% of the units are designated affordable, minimum 10,000sqft for first 5 units, plus 100sqft for each additional.	<ul style="list-style-type: none"> <li>• Mixed commercial residential or residential structure with multiple dwelling units</li> </ul> <p>*Subject to minimum parking requirements, subdivision requirements, possibly sprinkler requirements</p>
<b>RR&amp;A</b>	<ul style="list-style-type: none"> <li>• 1-unit dwelling on a lot (min. lot size 1.5 acres)</li> <li>• Community living arrangements</li> <li>• Cluster subdivision</li> <li>• 1 accessory dwelling unit per lot (max. size of 50% of primary dwelling or 1,000sqft, whichever is smaller)</li> <li>• Tiny home park</li> <li>• Reconstruction of mobile home parks established prior to 1971</li> <li>• Boardinghouses on major arterial streets</li> </ul>	<ul style="list-style-type: none"> <li>• If in the City's growth area: <ul style="list-style-type: none"> <li>○ If a dwelling exists on the lot, up to 2 new additional units allowed (for a total of 3), 1 attached and 1 detached from primary dwelling</li> <li>○ If no dwelling exists on lot, up to 4 new units allowed</li> </ul> </li> <li>• If not in City's growth area: <ul style="list-style-type: none"> <li>○ If no existing dwelling, up to 2 new units allowed</li> <li>○ If 1 dwelling unit exists, up to 2 additional units (for total of 3)</li> <li>○ If 2 dwelling units exist, no additional units allowed</li> </ul> </li> <li>• Any additional lot area requirements for each additional</li> </ul>	<ul style="list-style-type: none"> <li>• Same as minimum State requirements, except: <ul style="list-style-type: none"> <li>○ Inside growth area, minimum lot size of 12,000sqft for first unit, 6,000sqft for each additional</li> <li>○ Outside growth area, minimum lot size of 1.5 acres regardless of number of units</li> </ul> </li> <li>• ADU requirements remain the same, except change to no extra parking requirement</li> </ul>	<ul style="list-style-type: none"> <li>• In growth area: <ul style="list-style-type: none"> <li>○ One single family home with 1 ADU</li> <li>○ 1 duplex</li> <li>○ If on an undeveloped lot, potentially a 3-4 unit building, or 2 duplexes</li> <li>○ If 1 dwelling exists on the lot, 1 duplex and 1 detached unit</li> </ul> </li> <li>• Outside growth area: <ul style="list-style-type: none"> <li>○ 1 single family home with 1 ADU</li> <li>○ 1 duplex</li> <li>○ 1 duplex with 1 detached dwelling</li> </ul> </li> </ul>

		<p>unit can't be greater than the lot area required for the first unit</p> <ul style="list-style-type: none"><li>• 1 ADU allowed on the same lot as a single-family dwelling in any area where housing is allowed; no additional parking or lot area can be required; max. sizes are allowed to be set</li></ul>		<p>*Subject to minimum parking requirements, subdivision requirements, possibly tiny home or manufactured home park requirements, possibly sprinkler requirements</p>
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## Definitions

**Base density (from State definition)** – the maximum number of units allowed on a lot not used for affordable housing based on dimensional requirements in a local land use or zoning ordinance. This does not include local density bonuses, transferable development rights, or other similar means that could increase the density of lots not used for affordable housing.

**Boardinghouse** - A single-family dwelling or a portion of a mixed-use building where three or more rooms are provided for living quarters for stays 30 days or longer. Meals may or may not be provided, but there is at least one common kitchen facility. The dwelling shall be occupied by the owner or operator. The building may also have a common room.

**Cluster subdivision** - A parceling of land in which the lots may not contain all of the yards and/or total area and/or lot width required in the zone in which they are located due to their configuration, although the resulting density of the subdivision does not exceed that implied by the zone in which it lies because of the creation of common open space or other restricted building areas

**Community living arrangement** - A housing facility for eight or fewer persons with disabilities which is approved, authorized, certified or licensed by the state as provided for in 30-A M.R.S.A. § 4357-A, as it may be amended.

**Congregate housing** - A multifamily dwelling consisting of private dwelling units for functionally impaired elderly occupants who do not yet require the constant supervision or intensive health care available at intermediate care or skilled nursing facilities, with the following characteristics:

**A.** The building must have a central dining facility or a program for delivery of meals to residents must be offered.

**B.** One or more supportive services programs must be available for residents.

**C.** Twenty percent of the dwelling units may be occupied by persons with disabilities who are not elderly.

**D.** Spouses and partners of qualifying occupants and of residents at an attached nursing facility may also reside at the congregate housing facility.

**E.** For purposes of this definition, "dwelling unit" shall be as defined elsewhere in this section, except that cooking facilities are not required in dwelling units.

**Density requirements (from State definition)** – the maximum number of dwelling units allowed on a lot, subject to dimensional requirements

**Dimensional requirements (partially adopted from State definition)** – requirements which govern the size and placement of structures including, but not limited to, building height, lot area, setbacks, and lot width

**Growth area** – an area delineated in the City's most recent Comprehensive Plan where development is encouraged to be focused

**Major arterial streets** - Broadway, Hammond Street, Hogan Road, Main Street, Odlin Road, State Street, Stillwater Avenue and Union Street.

**Multifamily dwellings (from State definition)**- A structure containing 3 or more dwelling units



## Full Zone Names

**URD-1** – Urban Residence 1

**URD-2** – Urban Residence 2

**M&SD** – Multifamily & Service District

**NSD** – Neighborhood Service District

**USD** – Urban Service District

**DDD** – Downtown Development District

**WDD** – Waterfront Development District

**LDR** – Low Density Residential

**HDR** – High Density Residential

**S&PS** – Shopping & Personal Service District

**GC&S** – General Commercial & Service District

**RR&A** - Rural Residence & Agricultural District

## Affordability Requirements

Developers wishing to designate certain units affordable in order to receive a density bonus must use the guidelines below:

- For rental housing, a household who makes 80% or less of the area median income can afford a majority (more than half) of the units in the development without spending more than 30% of the household's monthly income on housing costs
- For owned housing, a household who makes 120% or less of the area median income can afford a majority (more than half) of the units in the development without spending more than 30% of the household's monthly income on housing costs
- Housing costs include, but are not limited to:
  - For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and
  - For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner's insurance, condominium fees, and homeowners' association fees.
- Affordability would be guaranteed through covenants

Area median income is the midpoint of a region's income distribution calculated on an annual basis by the U.S. Department of Housing and Urban Development (HUD). **The table below shows the income limits (80% for renters, 120% for homeowners) based on the 2022 area median income:**

	<b>Family Size</b>							
	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
80% of HUD Median Income	\$45,600	\$52,080	\$58,560	\$65,040	\$70,320	\$75,520	\$80,720	\$85,920
120% of HUD Median Income	\$68,400	\$78,120	\$87,840	\$97,560	\$105,480	\$113,280	\$121,080	\$128,880