



## **CITY COUNCIL ACTION**

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Council Meeting Date: February 26, 2024

Item No: 24-089

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

### **Title, Ordinance**

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Amending the Code of the City of Bangor, by Creating Regulations and Allowances for Co-living Dormitories.

### **Summary**

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The proposed changes would update the City's Code of Ordinances to define the use of "co-living dormitories" and to allow this use in the M&SD, NSD, DDD, WDD, HDR, S&PS, and GC&S zones. This use is a flexible form of housing that falls under the single-room occupancy housing type, where bedrooms are considered individual living quarters and there are typically shared kitchen facilities. This housing type is differentiated from boarding homes in that it would be larger in size (8 or more rooms) and there would be no minimum stay length for a portion of the building (boarding homes require stays of at least 30 days). This creates allowances for more transient workers or people who are transitioning from one residence to another, as well as more permanent residents. An on-site manager would be required for this use as well as proximity to transit and either business or short-term rental licensing.

A need has been expressed in the City for this type of living arrangement since it can provide a much more affordable type of workforce housing, particularly for younger people and the transient workforce. The 2022 Comprehensive Plan suggests that the City to "revise zoning regulations to remove barriers to development for a variety of housing types including single-room occupancy housing, tiny homes, and transitional housing".

### **Committee Action**

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Committee: Planning Board

Meeting Date: March 5, 2024

Action:

For:

Against:

### **Staff Comments & Approvals**

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\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Solicitor

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Finance Director

**Introduced for:** First Reading and Referral



## CITY COUNCIL ORDINANCE

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Date: February 26, 2024

Assigned to Councilor: Deane

**ORDINANCE**, Amending the Code of the City of Bangor by Creating Regulations and Allowances for Co-living Dormitories.

**WHEREAS**, the proposed changes would update the City's Code of Ordinances to create a new land use called "co-living dormitories", which is a type of single-room occupancy housing;

**WHEREAS**, a need has been expressed in the City for this type of living arrangement since it can provide a much more affordable type of workforce housing, particularly for younger people and the transient workforce;

**WHEREAS**, the 2022 Comprehensive Plan suggests that the City "revise zoning regulations to remove barriers to development for a variety of housing types including single-room occupancy housing, tiny homes, and transitional housing";

**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:

### **§ 165-13 Definitions.**

...

#### **BOARDINGHOUSE**

A single-family dwelling or a portion of a mixed-use building where at least three, or but no more than 7, 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.

...

#### **CO-LIVING DORMITORY**

A building in which group sleeping accommodations are provided within 8 or more individual secure bedrooms, under joint occupancy and single management, occupied by no more than 2 persons per room. Each bedroom within a Co-living Dormitory is considered a separate living quarter and at least 75% of the rooms must be rented for a period of at least 30 days, per room. Meals may or may not be provided, but there shall be at least one, adequately sized common kitchen facility, which must include a stove, oven, refrigerator, and sink, to be shared with other residents of the building. No room may have individual cooking facilities, except for microwaves. Communal areas must be provided and accessible to all residents and can include, but are not limited to, lounges, recreation rooms, resident laundry facilities, kitchen facilities, and dining areas. A minimum of 10% of the gross floor area of the building must consist of common amenity space, which shall not include bathrooms, hallways, maintenance areas, or storage areas. On-site management shall be provided at all times.

...

**§ 165-72 Required number of spaces.**

...

- C. Congregate housing for the elderly, ~~and boardinghouses,~~ and co-living dormitories: one space per three dwelling units or rooms.

...

**§ 165-90 Multifamily & Service District (M&SD).**

...

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

...

**(7)** Co-living dormitory, provided that:

- (a)** The facility is located within 1/2 mile of a public transit route at the time of approval by the Planning Board.
- (b)** In accordance with Chapter 85 of the City Code of Ordinances, a business license is required to rent rooms for 30 days or longer.
- (c)** In accordance with Chapter 254 of the City Code of Ordinances, a short-term rental license is required to rent rooms for less than 30 days.

...

**§ 165-91 Neighborhood Service District (NSD).**

...

- C. Permitted uses. The following uses are permitted in this district:

...

**(14)** Co-living dormitory, provided that:

- (a)** The facility is located within 1/2 mile of a public transit route at the time of approval by the Planning Board.
- (b)** In accordance with Chapter 85 of the City Code of Ordinances, a business license is required to rent rooms for 30 days or longer.
- (c)** In accordance with Chapter 254 of the City Code of Ordinances, a short-term rental license is required to rent rooms for less than 30 days.

- (15-14)** Accessory uses on the same lot that are customarily incidental to and subordinate to the above uses.

...

**§ 165-93 Downtown Development District (DDD).**

...

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

...

**(6) Co-living dormitory, provided that:**

- (a)** The facility is located within 1/2 mile of a public transit route at the time of approval by the Planning Board.
- (b)** In accordance with Chapter 85 of the City Code of Ordinances, a business license is required to rent rooms for 30 days or longer.
- (c)** In accordance with Chapter 254 of the City Code of Ordinances, a short-term rental license is required to rent rooms for less than 30 days.

**§ 165-94 Waterfront Development District (WDD).**

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

**(5) Co-living dormitory, provided that:**

- (a)** The facility is located within 1/2 mile of a public transit route at the time of approval by the Planning Board.
- (b)** In accordance with Chapter 85 of the City Code of Ordinances, a business license is required to rent rooms for 30 days or longer.
- (c)** In accordance with Chapter 254 of the City Code of Ordinances, a short-term rental license is required to rent rooms for less than 30 days.

**§ 165-100 High-Density Residential District (HDR).**

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

**(10) Co-living dormitory, provided that:**

- (a)** The facility is located within 1/2 mile of a public transit route at the time of approval by the Planning Board.
- (b)** In accordance with Chapter 85 of the City Code of Ordinances, a business license is required to rent rooms for 30 days or longer.
- (c)** In accordance with Chapter 254 of the City Code of Ordinances, a short-term rental license is required to rent rooms for less than 30 days.

**§ 165-101 Shopping and Personal Service District (S&PS).**

- C.** Permitted uses. The following uses are permitted in this district:

**(21)** Co-living dormitory, provided that:

- (a)** The facility is located within 1/2 mile of a public transit route at the time of approval by the Planning Board.
- (b)** In accordance with Chapter 85 of the City Code of Ordinances, a business license is required to rent rooms for 30 days or longer.
- (c)** In accordance with Chapter 254 of the City Code of Ordinances, a short-term rental license is required to rent rooms for less than 30 days.

**(22 ~~21~~)** Accessory uses on the same lot and customarily incidental to and subordinate to the above uses and any use approved under Subsection **D** below.

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Additions underlined, deletions ~~struck through~~.