

§ 165-98 Objective.

- A. The objective of the provisions in this article is to provide guidance for the future development of those areas being converted from rural to urban uses. Use intensity and other development standards are based upon the availability of a full range of urban services and infrastructure, while allowing for traditional, low-rise construction and the preservation of the essential elements of the natural environment by the inclusion of open space and plant life within individual projects as well as the overall area.
- (1) Residential development provisions allow for a wide range of housing types and siting arrangements within and among the various projects, ranging from traditional single-family detached dwellings accommodated entirely on their own lots to a variety of innovative group developments, including zero-lot-line detached housing, townhouse and apartment complexes.
 - (2) Commercial development provisions address a variety of market conditions, including existing shopping mall complexes and arterial streets, linear models, as well as future commercial parks.
 - (3) Wholesaling, warehousing and industrial uses are accommodated in the modern industrial park setting, which assures an attractive and functional environment with access to the area's transportation facilities and other support systems.
- B. These areas of the City lie outside of the older, developed urban area and, therefore, provide opportunity for developing complexes of compatible building types and siting amenities on a larger scale than the traditional lot-by-lot process. Flexibility is to be encouraged in group developments where overall project control is vested in a single entity.

§ 165-99 Low-Density Residential District (LDR).

[Amended 12-27-2000 by Ord. No. 01-61; 4-24-2006 by Ord. No. 06-140; 5-14-2007 by Ord. No. 07-156; 4-27-2015 by Ord. No. 15-137]

- A. Statement of purpose. The Low-Density Residential District is established to provide for both traditional and innovative family living on both individual lots and in attached development arrangements to promote a stable healthy and desirable residential environment.
- B. Basic requirements. Buildings or land used or occupied and buildings or structures erected, constructed, reconstructed, moved or structurally altered, whether permitted uses or conditional uses, shall comply with the requirements of this section, Articles II through XII and the specific development standards of Article XIX of this chapter.
- C. Permitted uses. The following uses are permitted in this district:
- (1) A single building containing one dwelling unit.
 - (2) Home occupation or profession (subject to the requirements of Article IV).
 - (3) Community living arrangements, in accordance with 30-A M.R.S.A. § 4357-A, as may be amended.
 - (4) Cluster subdivision for detached one-dwelling-unit buildings, provided that:
 - (a) Such subdivision contains a minimum area of three acres.
 - (b) Overall density shall not exceed three dwelling units per gross acre.
 - (c) The minimum lot size is 8,000 square feet.
 - (d) Provision is made for the maintenance in perpetuity of open space areas in such a project.
 - (e) Such project receives approval under Article XVI of this chapter.
 - (f) Such project has water service from the Bangor Water District.
 - (g) Lots less than one acre shall be served by sewer service from the City of Bangor.

(5) Small day-care center, provided that it is operated at a dwelling by a resident or residents of the dwelling.

[Added 3-13-2017 by Ord. No. 17-096^[1]]

[1] *Editor's Note: This ordinance also redesignated former Subsection C(5) as Subsection C(6).*

(6) Accessory dwelling units, under the conditions required by § 165-31.2.

[Added 12-23-2019 by Ord. No. 20-017^[2]]

[2] *Editor's Note: This ordinance added this new provision as Subsection C(5) and renumbered the current Subsection C(5) as Subsection C(6), but because Ord. No. 17-196, adopted 3-13-2017 added a new Subsection C(5) and renumbered the existing Subsection C(5) as Subsection C(6), the new material adopted by Ord. No. 20-017 was added as Subsection C(6) and the existing Subsection C(6) was redesignated as Subsection C(7).*

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

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

(1) Attached residential, provided that:

- (a) Such site development contains a minimum area of three acres.
- (b) Such site development does not exceed five dwelling units per acre.
- (c) Such site development meets the requirements for such a development in Article XIX.
- (d) Such site development receives approval under Article XVI.
- (e) Such site development has water service from the Bangor Water District.
- (f) Such site development has sewer service from the City of Bangor.

(2) Boardinghouses that are located on a major arterial street.

[Added 6-27-2022 by Ord. No. 22-214]

(3) One-family detached manufactured housing unit complex, provided that:

- (a) Such site development contains a minimum land area of five acres.
- (b) Such site development does not exceed 3 1/2 dwelling units per acre.
- (c) Such project meets the requirements for such a development in Article XIX.
- (d) Such site development receives approval under Article XVI.

(4) (Reserved)

(5) (Reserved)

(6) Places of worship and nursing homes, provided that:

- (a) They are located on a major arterial street.
- (b) They meet the requirements of Article XIX.
- (c) The site development receives approval under Article XVI.
- (d) The site has an impervious surface ratio of no more than 0.30.

E. Prohibited uses. Any use not specifically permitted in this section or in Articles II through XII of this chapter is prohibited.

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

[Amended 1-24-2000 by Ord. No. 00-82; 12-27-2000 by Ord. No. 01-61; 4-27-2015 by Ord. No. 15-137]