

- (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]

- A.** Statement of purpose. The High-Density Residential District is established to provide for single-family dwellings and a wide variety of multifamily and group housing 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) One or more buildings containing two to six dwelling units.
 - (3) One or more buildings containing seven to 12 dwelling units, provided the parcel is a minimum of two acres in size.
 - (4) Home occupation or profession (subject to the requirements of Article IV).
 - (5) Community living arrangements, in accordance with 30-A M.R.S.A. § 4357-A, as may be amended.
 - (6) Small day-care center.
[Amended 3-13-2017 by Ord. No. 17-096]
 - (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) One or more buildings containing 13 to 30 dwelling units, provided that the parcel is a minimum of three acres in size.
 - (2) Mobile home parks, provided that:
 - (a) They meet the requirements of Article XVII.
 - (b) They have sewer service from the City of Bangor.
 - (c) They have water service from the Bangor Water District.
 - (d) They contain a minimum of 25 mobile home spaces and a minimum land area of five acres.
 - (e) They do not contain more than six mobile homes per acre (of lotted area).
 - (f) They receive site development approval under Article XVI.
 - (3) Congregate housing, including subsidized housing for the elderly, provided that:
 - (a) The site development contains a minimum of two acres.
 - (b) No building contains more than 100 dwelling units.
 - (c) Development density does not exceed 25 dwelling units per acre.
 - (d) Buildings in excess of 50 units shall include two or more architectural elements minimizing building bulk and mass from the following list:
 - [1] Changes in facade materials.
 - [2] Changes in color.
 - [3] Changes in alignment of building facades.
 - (4) Cluster subdivision for buildings containing one dwelling unit, provided that:
 - (a) The subdivision contains a minimum total site development area of five acres.

- (b) The subdivision is served by both sewer service from the City of Bangor and water service from the Bangor Water District.
 - (c) The subdivision and related buildings shall be subject to conditional use review, including architectural guidelines included in development covenants and deed restrictions such as a homeowners' association or other means. The construction of each individual structure does not require separate conditional use review.
- (5) Places of worship and nursing homes, provided that:
- (a) They are located on a major arterial street.
 - (b) The site development receives approval under Article XVI.
- (6) Public service and public utility uses, provided that:
- (a) Such use is necessary to the viability of the area or the community.
 - (b) Such use is designed and sited so that it will not adversely affect adjacent uses because of too close proximity of architecturally incompatible structures or other visual impact.
- (7) Day-care center, provided that:
- (a) Such use will provide a B Buffer Yard along any property line within 50 feet of any residential structure or an A Buffer Yard along any property line abutting any residential zoning district.
 - (b) Such use will not be located in a structure which is more than 175% the size of existing residential structures located on abutting parcels in height or gross floor area.
- (8) Boardinghouses that are located on a major arterial street.
[Added 6-27-2022 by Ord. No. 22-214]
- E. Prohibited uses. Any use not specifically permitted in this section or in Articles II through XII of this chapter is prohibited.

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

- A. Statement of purpose. The Shopping and Personal Service District is established to provide retail and service activities catering to the individual and to create opportunities for the beneficial collocation of compatible businesses, as in shopping centers, where easy automobile and pedestrian access is necessary.
- 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:
[Amended 12-27-2000 by Ord. No. 01-61]
- (1) Business office or professional office.
 - (2) Retail or service business conducted wholly within a building with no goods or materials displayed or stored outdoors, except goods or materials of a seasonal nature displayed for retail sale, with outdoor display area limited to 1% of the gross floor area of the building.
 - (3) Motel, hotel or inn.
 - (4) Schools conducted for profit, such as trade, business, dance, gymnastics and music schools.
 - (5) Fitness centers.^[1]
[Added 3-8-2021 by Ord. No. 21-101]
^[1] *Editor's Note: Former Subsection C(5), Group day-care or nursery school, was repealed 3-13-2017 by Ord. No. 17-096.*
 - (6) Day-care center (small or large).
[Amended 3-13-2017 by Ord. No. 17-096]