

Building & Lot Requirements for R-1 Single Family Zoned Districts



Single Family Residential structures and lots are established as follows:

R-1 Single Family Residential Districts - Basic Requirements

- Homes must have at least 1,000 square feet of residential space on the first floor.
- Homes must have a minimum width of 24 feet.
- Homes must be on a lot of at least 8,400 square feet.
- Homes must be on a lot with 70 feet of frontage on a public road
- Homes are to be set back from the front property line (road right-of-way line) of at least 25 feet.
- Homes are to be set back from the rear lot line of at least 25 feet.
- Homes are to be set back from the side yard lines of at least 6 feet.
- Homes may have a maximum height of not more than 25 feet.
- Homes and accessory buildings may cover not more than 35 % of the lot.
- Non-residential and special use structures in this district shall be on a lot with at least 15,000 square feet with 80 feet of road frontage.
- Homes are to be on a permanent foundation and connected to municipal sewer and water utilities.

NOTE: These standards apply to on site stick-built homes, pre-manufactured homes, modular homes and mobile homes.

NOTE: Other Standards may apply to other Zoned Districts such as Two-Family Residential (R-2); Multi-Family (R-3) and Mobile Home Park (R-4) districts.

Get all the permits you need. Permit Information or Questions? Call the Inspectors

It is your job to get the permits needed. Make sure you check with each of the inspectors below to see if you need a n electrical, mechanical or plumbing permit as well as a building permit.

Bangor Building Inspector: Charles Moore, City Hall Office Telephone: 427-5831 //
Business Office Telephone Number: 427-8328

Electrical Inspector: Dick Burrows: Telephone Number 637-3203 (Fax 637-9413)

Mechanical Inspectors: Walt DeVisser: Telephone Number 427-7543 (Fax 427-7543)

Plumbing Inspector: Phyllis Centers: Telephone Number 427-7898 or 427-7868

R-4 District Requirements as Specified Below

- On a lot with at least 2,500 square feet (including on-lot parking spaces for 2 vehicles). In mobile home parks where there is a separate parking area provided for parking vehicles, on a lot with at least 2,000 square feet and with one on-lot parking space for vehicles.
- Unobstructed distance between sides of mobile homes of at least 15 feet.
- Unobstructed distance between ends of mobile homes of at least 10 feet.
- Set back from the front property line (road right of way) of at least 25 feet.
- Hitches shall not extend beyond or into the above areas.
- Permanent foundation and connected to sewer and water utilities.

Detached Accessory Structures

- Detached accessory structures, such as garages or storage sheds, must be behind the front building line of your home.
- A detached structure must be located a minimum of three (3) feet from the side and rear property lines, unless you take access to the garage from an alley, in which case the garage must be located at least six (6) feet from the alley.
- A detached structure must be located at least six (6) feet from the house (may be measured on a diagonal).
- No garage or shed may be on a lot by itself (there must be a house present on the lot).

Note Since side and rear setbacks are only three (3) feet, you should be certain just where the property line is, in order to avoid conflicts with your neighbors. The City knows the dimensions of your lot, but not precisely where the lot lines are. A surveyor can locate your lot lines.

Attached Structures

- Attached garages must meet all of the setback requirements of the principal structure (house). Check for all the setback requirements by contacting City Hall. Setbacks for principal structures in the single-family ("R-1") and Two-family (R-2) zones are: Front: 25 feet; Side: 6 feet; and Rear: 25 feet

Special Notes

- You may only have one accessory building per lot or parcel in addition to a garage.
- Corner lots are of particular concern. Please consult with the Zoning Administrator.
- Check power lines and easements on your lot. You may not build on an easement.
- Height limit is 15' from the midpoint of the eaves and peak.

NOTE: Front-yard setbacks are measured from the property line to the front of the building or structure. Side and rear-yard setbacks are measured from the property line to the building's drip