

Special Use Land Permits

The City of Bangor Zoning Ordinance regulates land uses for all property within the City. The ordinance establishes various zoning classification districts, which are described in the ordinance and shown on the Official Zoning Map. Some land uses are allowed "by right" in each different district and are called **Principal Uses**.

In addition to the Principal Uses permitted in each zoning district, the Ordinance provides for certain **Special Land Uses** that may be permitted if applicable standard or conditions are met and after approval by the Planning Commission.

Procedures or steps for considering approval of these Special Land Uses are as follows:

- (1) Any person desiring to establish a Special Land Use for a specific property, as provided in the Zoning Ordinance, may submit a petition for Special Use Permit along with a site plan or other related information to the Zoning Administrator and pay the required fee. A petition form is available in the Planning Office.
- (2) The petition is then referred to the Planning Department to schedule a public hearing by the Planning Commission and give notice of the hearing by publication in the Reminder Shopper and by mailing to each property owner of record within three hundred feet of the property involved. (The Planning Commission meets at 7:00 p.m. on third Thursday of each month.)
- (3) The Planning Commission gathers information pertaining to the property involved in the petition and surrounding areas, prepares a map, field checks the site, takes photographs or videos if needed and prepares a recommendation to the City Council.
- (4) The Planning Commission holds the public hearing, at which time the map, photographs, and any other pertinent information is presented. The applicant is asked to explain the request and then all other interested persons are given an opportunity to be heard and present objections or support for the requested use. After all the information is presented, the hearing is closed and the Planning Commission determines whether the standards of the Zoning Ordinance are met for the proposed use. Findings or reasons supporting the decision must be stated in the motion. If information presented at the hearing is incomplete, the matter may be tabled until a later time. The Planning Commission will then forward a recommendation to the City Council.
- (5) The City Council will consider the action of the Planning Commission. The City Council will also determine if the standards of the Zoning Ordinance have been met. If all the standards are met, the petition must be approved. If they are not met, the petition should be denied. Approval may be given subject to reasonable conditions in order to assure compliance with the intent of the Ordinance. Findings or reasons supporting the decision must be stated in the motion. If information presented at the hearing is incomplete, the matter may be tabled until a later time.
- (6) Following the meeting, the petitioner will be notified by mail of the action taken by the Planning Commission and the City Council. A record of the decision will be maintained in the property folder for the property that made the original request.

For further information regarding the procedures for Special Use Permits, please contact the City Manager at 427.5831.