

On June 8, 2022 the Millinocket Planning Board will hold a hearing to receive comments from the public about proposed changes to Millinocket's zoning ordinance. The changes will increase opportunities for residential development in the community by allowing more options for development in different zones within the community and more development on residential and commercial lots, as follows:

### Recommended Changes within Zones

In the Medium Density Residential Zone (R2 zone), single-family mobile homes and multifamily dwellings for three or more families, including apartments and grouped houses, are residential activities proposed for site plan review.

In the Rural Development Zone (RD zone), two-family dwelling duplex units; multifamily dwellings for three or more families, including apartments and grouped houses, and mobile home parks, are residential activities proposed for site plan review.

### Recommended Changes to Residential and Commercial Lots

In the Downtown Residential Zone (R1 zone) maximum building height of a principal structure is proposed to increase from 40 feet to 50 feet.

In the Medium Density Residential Zone (R2 zone), maximum lot coverage is proposed to increase from 25% to 30% and maximum building height of a principal structure is proposed to increase from 30 feet to 40 feet.

In the Rural Development Zone (RD zone), maximum lot coverage is proposed to increase from 20% to 30% and maximum building height of a principal structure is proposed to increase from 30 feet to 50 feet.

In the Downtown Commercial Zone (DC zone), maximum building height of a principal structure is proposed to increase from 40 feet to 50 feet.

In the Highway Commercial Development Zone (HC zone), minimum road frontage is proposed to decrease from 200 feet to 150 feet and maximum building height of a principal structure is proposed to increase from 40 feet to 50 feet.

In the Neighborhood Commercial Development Zone (NC zone), minimum lot size is proposed to decrease from 7,500 sq. ft. to 5,000 sq. ft. and maximum building height of a principal structure is proposed to increase from 30 feet to 40 feet.

Questions about proposed changes to Millinocket's zoning ordinance can be addressed to the Code Enforcement Officer at 723-7005 or [code@millinocket.org](mailto:code@millinocket.org) , or to the Planning Board at 731-7752.