



Millinocket

Maine's Biggest Small Town

9/30/2022

Attn: Town Manager and Town Council

Below are the Planning Boards recommended changes to the Code of the Town of Millinocket sections §125-41 and §125-50.

§125-41 Schedule of Uses:

4. Residential Activities

- B) Single family homes under the R2 column be changed from a N to a Y.
- C) Multi-Family Dwelling: 2 Family Duplexes; under the R2 column be changed from a N to a Y.
- D) Multi-Family Dwelling: 3 or more families, including apartments, grouped houses, and row houses; under column R2 and RD be changed from N to S.

§125-50 Dimensional Requirements:

R1 Zone- Maximum height of a principal structure is recommended to increase from 40 feet to 50 feet.

R2 Zone- Increase maximum lot coverage from 25% to 30% and increase maximum building height of a principal structure from 30 feet to 40 feet.

RD Zone- Increase maximum lot coverage from 20% to 30% and increase maximum building height of a principal structure from 30 feet to 50 feet.

DC Zone- Increase maximum building height of a principal structure from 40 feet to 50 feet.

HC Zone- Decrease minimum road/shore frontage from 200 feet to 150 feet and increase maximum building height from 40 feet to 50 feet.

NC Zone- Increase maximum building height of a principal structure from 30 feet to 40 feet.

I have attached copies with the current figures shown stricken through and the proposed changes are adjacent in red.

Please Note: N=No, it's not allowed. Y=Yes, its allowed. S= Proposed project needs to go through Site Plan Review. R1= Downtown Residential Zone. R2= Medium Density Residential Zone. RD= Rural Development Zone. DC= Downtown Commercial Zone. HC= Highway Commercial Zone. NC= Neighborhood Commercial Zone.

Thank You
Evan Campbell, Code Enforcement Officer

§125-50. Dimensional requirements.

[Amended 1-20-1994 by Ord. No. 1-94; 4-13-1995 by Ord. No. 1-95]

All structures and uses shall meet or exceed the following dimensional requirements:

A. Residential zone dimensional requirements.¹

Residential Zone Dimensional Requirements	R1 Downtown Residential Zone	R2 Medium Density Residential Zone	RD Rural Development Zone
Minimum lot size (square feet)	5,000	10,000	40,000
Minimum road/shore frontage (feet)	50	100	150
Minimum front yard setback from edge of right-of-way (feet)	10	25	50
Minimum side yard setback Principal structures (feet)	5	5/10sq.2	20
Accessory structures (feet)	5	5	10
Minimum rear yard setback Principal structures (feet)	10	10	20
Accessory structures (feet)	5	5	10
Maximum lot coverage	60%	25% 30%	20% 30%
Maximum building height Principal structures (feet)	40 50	30 40	30 50
Accessory structures (feet)	20	16	16

NOTES:

1. These dimensional requirements do not prohibit the change of a permitted use to another permitted use where the property or structure on or in which the use is located is a legal nonconformity.

2. On all built-upon lots, one (1) side yard setback may be reduced to five (5) feet, provided that the remaining side yard setback is ten (10) feet. On all lots not built upon prior to January 1, 1994, both side yard setbacks shall be ten (10) feet or greater.

B. Commercial zone dimensional requirements.¹

Commercial Zone Dimensional Requirements	DC Downtown Commercial Zone	HC Highway Commercial Zone	NC Neighborhood Commercial Zone
Minimum lot size (square feet)	5,000	1 acre	7,500
Minimum road/shore frontage (feet)	50	200 150	75
Minimum front yard setback from edge of right-of-way (feet)	0	50	20
Minimum side yard setback			
Principal structures (feet)	N/A	25	10
Accessory structures (feet)	N/A	10	5
Minimum rear yard setback			
Principal structures (feet)	10	25	10
Accessory structures (feet)	5	10	5
Maximum lot coverage	90%	80%	60%
Maximum building height			
Principal structures (feet)	40 50	40 50	30 40
Accessory structures (feet)	20	20	16

NOTES:

1. These dimensional requirements do not prohibit the change of a permitted use to another permitted where the property or structure on or in which the use is located is a legal nonconformity.

C. Industrial zone dimensional requirements.¹

Industrial Zone Dimensional Requirements	ID Industrial Zone
Minimum lot size	2 acres
Minimum road/shore frontage	²⁰⁰ / ₃₀₀ feet
Minimum front yard setback from edge of right-of-way	100 feet
Minimum side yard setback	
Principal structures	25 feet
Accessory structures	25 feet

§125-50	MILLINOCKET CODE	§125-50
Industrial Zone Dimensional Requirements	ID Industrial Zone	
Minimum rear yard setback		
Principal structures	25 feet	
Accessory structures	25 feet	
Maximum lot coverage	30%	
Maximum building height		
Principal structures	100 feet	
Accessory structures	100 feet	

NOTES:

¹ These dimensional requirements do not prohibit the change of a permitted use to another permitted use where the property or structure on or in which the use is located is a legal nonconformity.

D. Commercial forestland zone dimensional requirements. ¹

Commercial Forestland Zone Dimensional Requirements	CF Commercial Forestland Zone
Minimum lot size	10 acres
Minimum road/shore frontage	200/300 feet
Minimum front yard setback from edge of right-of-way	100 feet
Minimum side yard setback	
Principal structures	25 feet
Accessory structures	25 feet
Minimum rear yard setback	
Principle structures	25 feet
Accessory structures	25 feet
Maximum lot coverage	30%
<u>Commercial Forestland Zone</u>	CF
Dimensional Requirements	Commercial Forestland Zone
Maximum building height	
Principal structures	100 feet
Accessory structures	100 feet

¹ These dimensional requirements do not prohibit the change of a permitted use to another permitted use where the property or structure on or in which the use is located is a legal nonconformity.

§ 125-41. SCHEDULE OF USES (continued)

ACTIVITIES/DISTRICTS	R 1	R 2	R D	D C	H C	N C	I D	A D	O R	W P	S P	C F
4. RESIDENTIAL ACTIVITIES												
a) Single-Family Detached Dwelling;	Y	Y	Y	Y	Y	Y	N	N	N	N	N	<u>N</u>
b) Single-Family Mobile Homes;	Y	Y	Y	Y	Y	Y	N	N	N	N	N	<u>N</u>
c) Multi-Family Dwelling: 2 family Duplexes;	Y	Y	Y	Y	Y	Y	N	N	N	N	N	<u>N</u>
d) Multi-Family Dwelling: 3 or more families, including apartments, grouped houses, and row houses;	S	S	S	S	S	S	N	N	N	N	N	<u>N</u>
e) Mobile Home Park;	S	N	<u>N</u>	N	S	S	N	N	N	N	N	<u>N</u>
f) <u>Subdivisions</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>
g) Nursing/Convalescent Home, Congregate Housing, and Boarding Care Facilities;	S	N	<u>N</u>	S	S	S	N	N	N	N	N	<u>N</u>
h) Home Occupations;	S	S	S	S	S	S	N	N	N	N	N	<u>N</u>
i) Accessory uses and structures that are essential for the exercise of uses listed above;	Y	Y	Y	Y	Y	Y	N	N	N	N	N	<u>N</u>