

# Bangor Draft Future Land Use Map

## Purpose of the Future Land Use Map

The future land use map is a graphic statement of policy, showing “growth” areas to which development is to be directed and “rural” areas away from which development is to be directed. The future land use map guides policies surrounding land use and acts as a foundation for the City’s zoning regulations and is intended to guide future amendments to the City’s zoning regulations.

## Map Key

-  **Airport Commercial:** Commercial and industrial areas in proximity to Bangor’s Airport that support, complement, or benefit from the Airport’s proximity.
-  **Commercial:** Includes a range of commercial uses including retail, service, restaurant, hotels, office, and potential for mixed-use residential development.
-  **Downtown:** A high-density mixed-use development area that is inclusive of central business district functions, commercial uses, municipal and institutional uses, and high-density residential development.
-  **Industrial:** Includes a range of industrial and commercial uses that benefit from proximity to I-95 and the associated highway interchange.
-  **Neighborhood Institutional:** Institutional uses such as schools, hospitals, and medical centers interspersed with medium-density residential development.
-  **Neighborhood Residential:** Medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential land uses.
-  **Open Space:** Municipal, state, and privately held protected open space areas.
-  **Rural Residential:** Low density residential areas where open space and farm land is a primary feature of the landscape. These areas are generally not served by municipal sewer or water service.
-  **Urban Neighborhood:** Medium to high density residential neighborhoods surrounding the Downtown and encompassing most of the City’s historic residential areas. Includes limited commercial and institutional uses that are complementary to the surrounding residential uses.
-  **Waterfront:** Commercial and recreational uses in proximity of Downtown that front the Penobscot River and consist of uses that benefit from their location on the River.
-  **Growth Boundary:** Areas within this boundary are prioritized for growth including the provision or expansion of infrastructure and utilities such as municipal sewer and water service. Areas outside of this area are prioritized for conservation and low density development.

